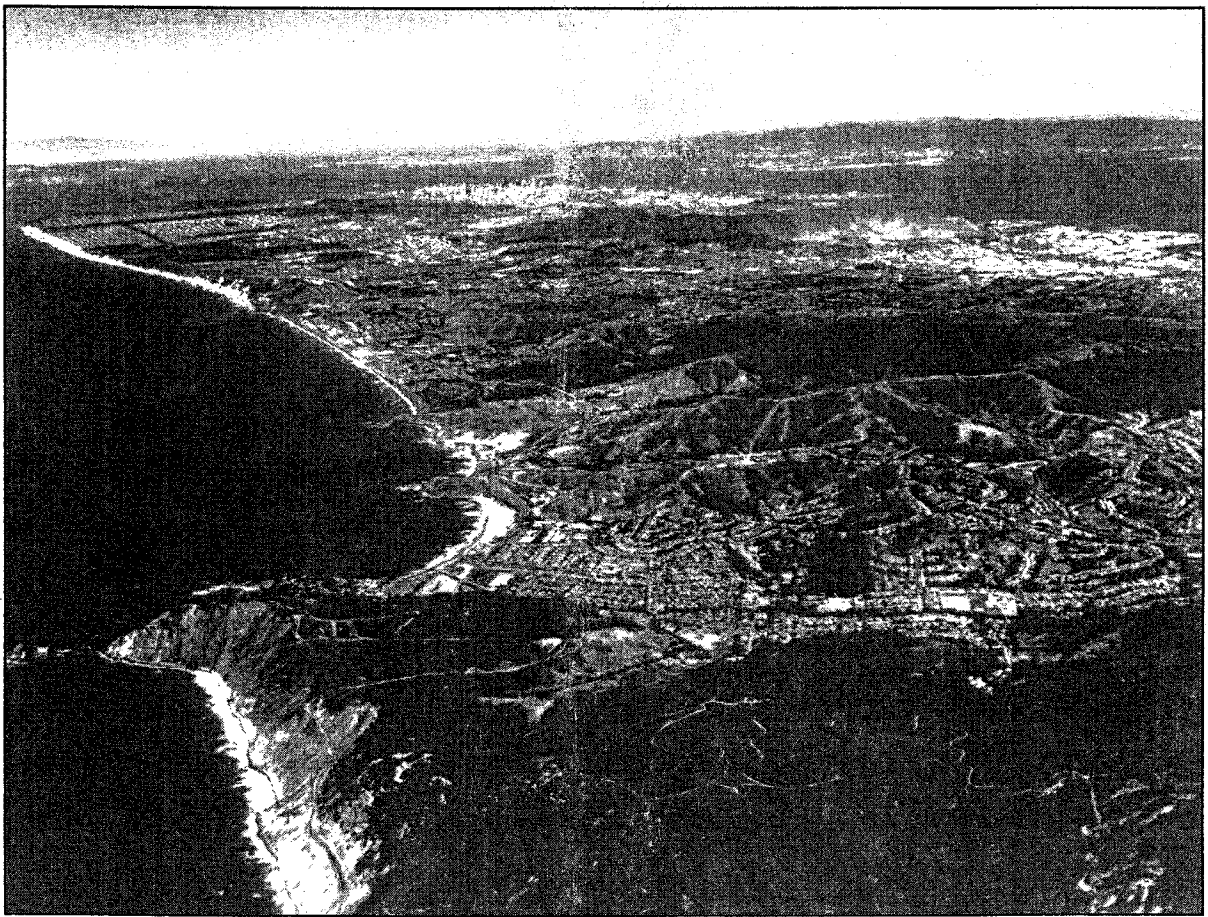
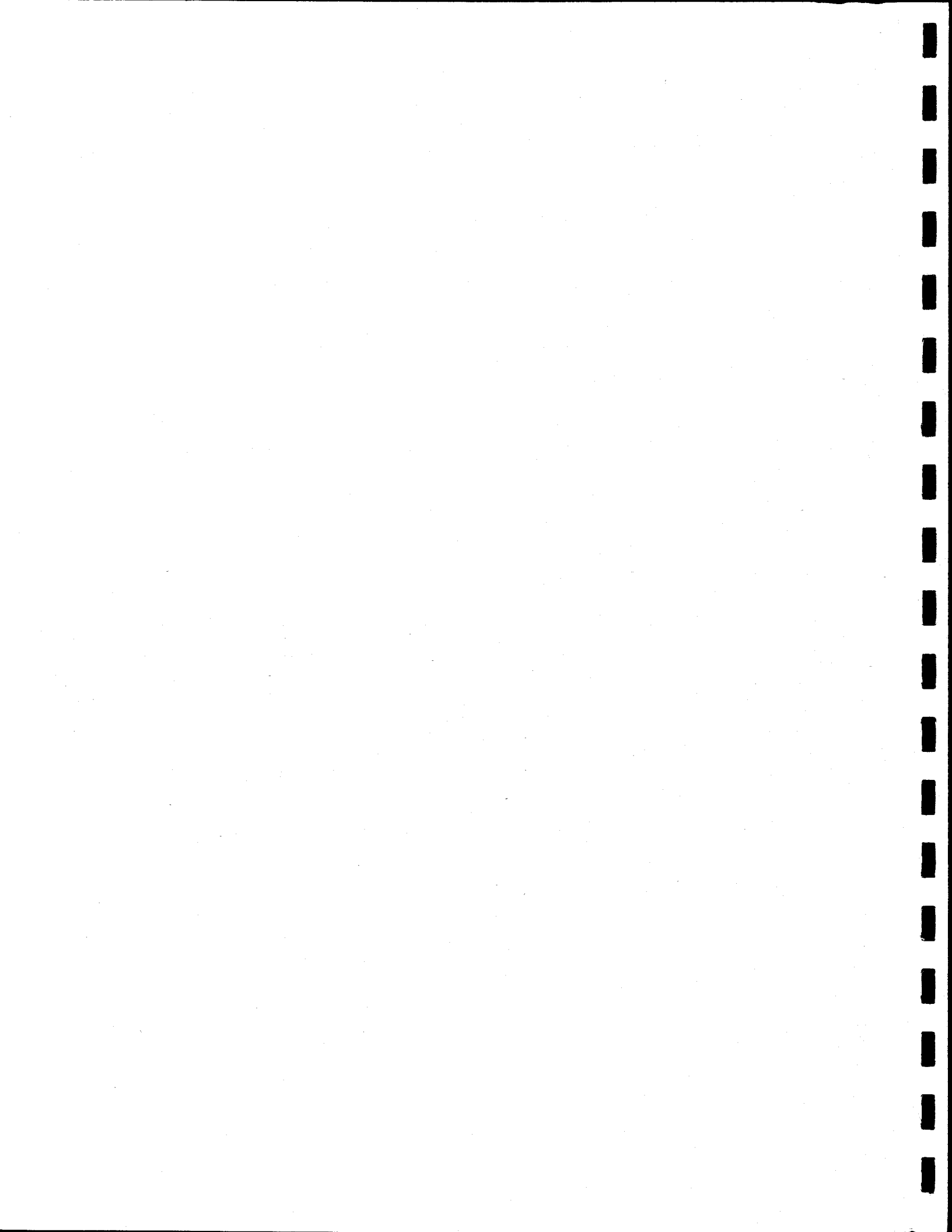


VOLUME II APPENDIX

PACIFICA
OPEN
SPACE
TASK FORCE
REPORT



the city of pacifica
and its environs



Open Space Task Force Report: Volumes I and II

Preface to the Second Edition

In 1988 the City of Pacifica published the first edition of the Open Space Task Force Report: Volumes I and II. This publication was the result of a desire to inventory and describe significant parcels of land for the purpose of long-range planning. By the mid 1990's, the City Council requested a review of the process by which the 51 parcels were identified and included in the original report. Its use came into question by private landowners, members of the public and later city councils. A joint meeting of the Open Space Committee (OSC) and the City Council in 1995 resulted in the directive to "...review...and advise it as needed with input from property owners...to correct any factual errors in the parcel narratives."¹

The goal of both editions remains the same: "This report is not intended to declare the City's intent or interest to acquire any of these parcels or to override the current land use regulations... Every property owner has the right to economically viable use of his or her property..."² Although the report is referenced in Pacifica's General Plan and Zoning Ordinance, its value is to be used for informational purposes only. Both volumes are intended to be informative, useful and helpful as an informational digest to any reader whether property owner, developer, city official or member of the general public.

The primary revisions in Volume I occur in the Parcel Abstracts (pp. 27-33). Similarly the Parcel Narratives and descriptions in Volume II have been changed, modified or eliminated in order to update to current zoning and usage according to the General Plan, as well as to include factual changes determined by OSC review, citizen and property owners' input. In most cases, references suggesting the appropriateness of development or non-development were removed. The narrative revisions within the new document should take precedence and supersede the original OSTFR, Volumes I and II.

The process the OSC went through executing the directive of the Pacifica City Council took two and a half-years. The methods employed were as follows:

1. A letter from the OSC to all 102 registered owners of property included in the OSTFR was sent certified mail, return receipt requested. This letter stated the OSC's intention to revise the report and welcomed input from the property owners.
2. OSC members attempted to place a telephone call to every property owner.

¹ Minutes of the May 17, 1991 Joint Council/Open Space Committee Meeting

² OSTFR Vol., 1, p. 8

3. Some property owners responded either by letter or telephone. Per their request, a face to face meeting was arranged for nine property owners with an OSC subcommittee. Others expressed no dissatisfaction with the current report; some had no interest or wished further contact the OSC. The majority of property owners did not respond.
4. Property narrative revisions were prioritized based on property owner response and scheduling requests. These narrative revisions were completed first.
5. The president of a local landowners' organization, the Pacifica Land Alliance (PLA), who was also a member of the OSC, sent a letter to all property owners explaining the PLA's perspective on what the OSC was doing and urging their input.
6. A second certified mailing from the OSC to all property owners was sent in response to this letter.
7. The remaining narratives were revised by OSC subcommittees and later voted on by the OSC. Every property owner was informed in advance when OSC subcommittee revisions were to be discussed by the OSC.
8. Concerned owners and citizens made late requests for input into the OSTFR. The OSC placed these individuals on an OSC agenda for their meeting.
9. Four properties were removed from the report by a vote of OSC as no longer significant.
10. All narrative revisions were prepared for presentation by staff and agendized to an OSC meeting for final review and vote.
11. The final OSC submittal was sent to City Council for their review and vote, completing the process.

The new OSTFR includes this new preface, virtually all of the original Volumes I and II text and 49 revised Parcel Abstracts and Parcel Narrative.

The Open Space Committee's eleven members between 1995 and 1998 completed this directive. The Pacifica City Council of 2000 approved the revised report.

VOLUME II APPENDIX
**PACIFICA
OPEN
SPACE
TASK FORCE
REPORT**

PREPARED FOR THE CITY COUNCIL OF THE CITY OF PACIFICA
BY THE OPEN SPACE TASK FORCE
ACCEPTED BY THE CITY COUNCIL ON NOVEMBER 14, 1988

TASK FORCE MEMBERS

CITY COUNCIL

CHUCK CURRY
PETER LOEB
JEANNETTE WARDEN

PLANNING COMMISSION

JOHN CURTIS
IRENE FABIAN
LARRY KASPAROWITZ
JOHN LUCIA

PARKS BEACH AND RECREATION COMMISSION

BILL MICHAELIS
DONNA STARR

CITIZENS

DANA DENMAN
SHIRLEY DRYE
MARGARET GOODALE
RONALD HAMBURGER
JULIE LANCELLE
GERALD LAUB
PEGGY MEADOWS
DANIEL MUNKERS
CLARK NATWICK
JAMES PIETILA
FERD SIMONS

CITY STAFF

DON CADMAN, P.B. & R. DIRECTOR
MICHAEL CRABTREE, ASSOCIATE PLANNER

2ND EDITION REVISIONS PREPARED BY THE
PACIFICA OPEN SPACE COMMITTEE
ACCEPTED BY THE CITY COUNCIL ON FEBRUARY 14, 2000

COMMITTEE MEMBERS

GIL ANDA
PAUL AZEVEDO
CLORINDA CAMPAGNA
EULALIA HALLORAN
RON MAYKEL
CLARK NATWICK
FERD SIMONS

CITY COUNCIL LIAISON

BARBARA CARR
PETE DEJARNATT
CAL HINTON

PLANNING COMMISSION LIAISON

BRUCE HOTCHKISS
JIM TOAL

CITY STAFF LIAISON

MICHAEL CRABTREE, CITY PLANNER



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INTRODUCTION

This is the second volume of the two volume Open Space Task Force Report. The first section of this volume, Parcel Narratives, contains complete narratives for each of the 51 parcels shown on the Proposed Open Space System Map. The Task Force visited each of the parcels at least once. In general, the narratives provide basic parcel information (i.e., size, zoning, location), discuss site characteristics (i.e., flora, fauna, topography), identify important open space values (i.e., geotechnical or hydrological problems), make recommendations for future use and development, and, in some cases, specify appropriate preservation techniques.

The narratives were written by individual Task Force members. Although reviewed and approved by the Task Force, there was not always unanimous agreement on the content of the narratives. The narratives are intended to be a resource for long-range open space planning in Pacifica. It is recognized that, where privately owned parcels are discussed current land use regulations establish the presently permitted intensity of development. The narratives are not intended to declare the City's intent or interest to acquire any of these parcels or to override current land use regulations, nor are they intended to establish development policies. Rather, the narratives reflect issues of concern to Task Force members, and are intended to serve as a long-range planning tool to guide any future acquisition/preservation policy making which may occur. The narratives also provide an additional source of information for anyone with an interest in the individual parcels. It is acknowledged that every property owner has the right to economically viable use of his or her property and the right to just compensation where their property is taken for public use. These narratives should be read and construed in harmony with those principles.

Each of the narratives is followed by a map showing the specific parcel boundaries (based on Assessor's Parcel Maps) and a map showing the general vicinity of the parcel.

The next section contains discussions of three of the most significant features of Pacifica's environment: creeks, beaches and headlands, and hillsides. Again, these essays were written by or based on concepts of individual Task Force members. As with the narratives, the primary purpose of these essays is as a source of information for anyone interested in the City's environment.

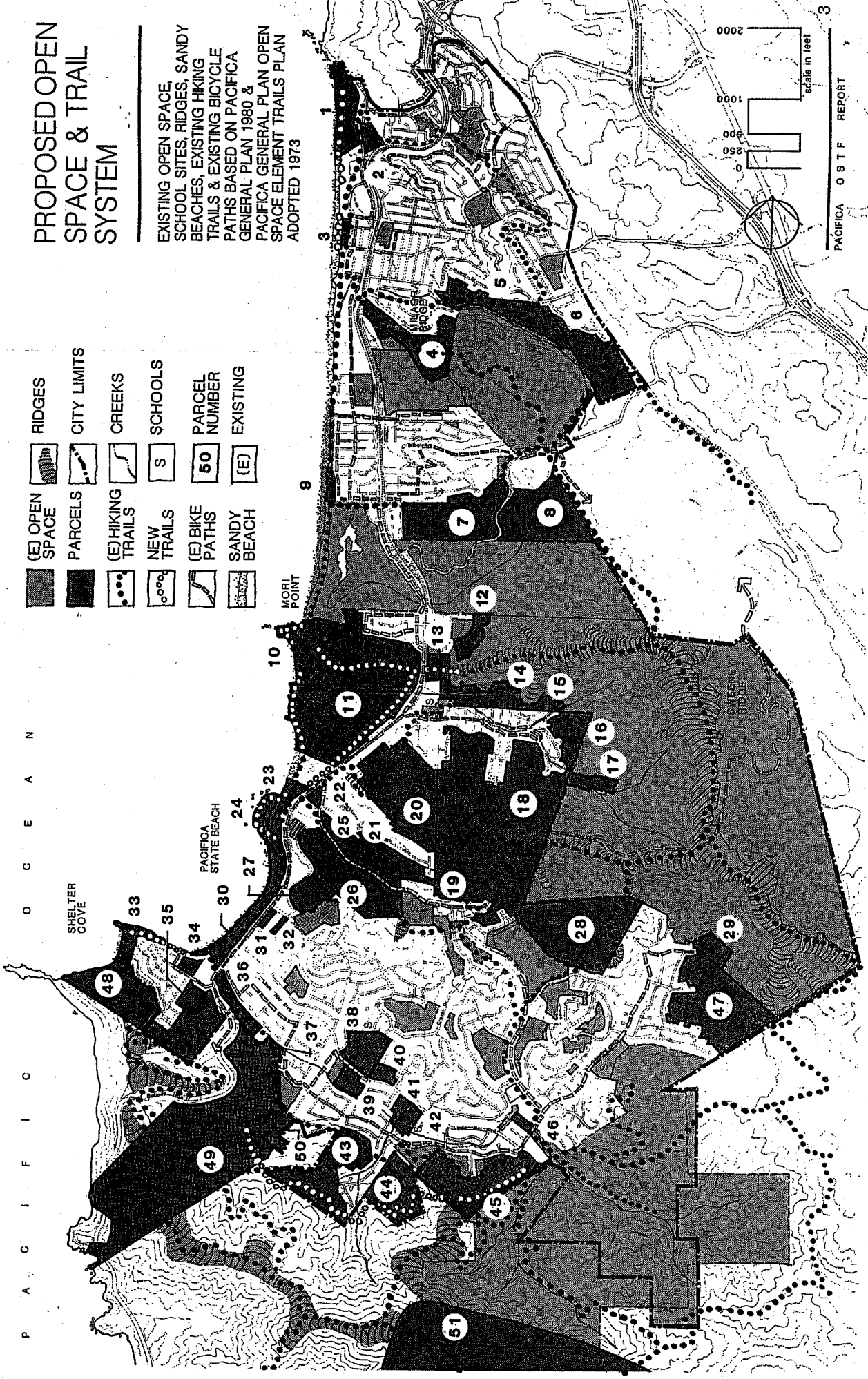
The third section features a discussion of Pacifica flora followed by two lists of Pacifica birds. The former was written by Task Force members and the latter were submitted to the Task Force by interested citizens. This section is by no means an exhaustive treatment of these subjects, but does suggest that Pacifica's open space supports a wide diversity of flora and fauna.

The final section lists references used in creating the Task Force report, followed by suggestions for further reading by anyone interested in exploring open space issues in greater detail.

PROPOSED OPEN SPACE & TRAIL SYSTEM

EXISTING OPEN SPACE, SCHOOL SITES, RIDGES, SANDY BEACHES, EXISTING HIKING TRAILS & EXISTING BICYCLE PATHS BASED ON PACIFICA GENERAL PLAN 1980 & PACIFICA GENERAL PLAN OPEN SPACE ELEMENT TRAILS PLAN ADOPTED 1973

- (E) OPEN SPACE
- PARCELS
- (E) HIKING TRAILS
- NEW TRAILS
- (E) BIKE PATHS
- SANDY BEACH
- RIDGES
- CITY LIMITS
- CREEKS
- SCHOOLS
- PARCEL NUMBER 50
- EXISTING





PARCEL NARRATIVES AND MAPS

PARCEL NUMBER: 1

NAME: THE NORTHERN COASTAL BLUFFS

LOCATION: Northern border adjacent to Daly City, eastern border follows Palmetto Avenue and Westline Drive. Western edge is sheer coastal bluffs extending south to Dollar Radio property.

SIZE: 32 acres

ZONING/GENERAL PLAN DESIGNATION: P-D / Low Density Residential

A.P. NUMBER: 009-401-030, 009-401-070, 009-401-120, 009-401-130

The Northern Coastal Bluffs include the undeveloped high bluff-top dunes, steep cliffs, and narrow stretch of beach north of the former Dollar Radio Station (100 Palmetto Avenue). The bluffs are composed of unconsolidated deposits, and sand dunes cover the top Scrub vegetation characteristic of the North Coast helps stabilize the dunes.

A 1972 study by the Army Corps of Engineers estimated the rate of erosion in this area at one to three feet per year. The United States Geological Service has identified this land as potentially seismically active. The geologic instability of this area is a major concern, since the San Andreas Fault runs to sea immediately north of this site at Mussel Rock. Poor surface drainage and wave undercutting have added to the geotechnical problems causing deep ravines on the site. The site is subject to steady rates of erosion as well avulsion. People using unregulated beach access down the cliff face further exacerbate the erosion.

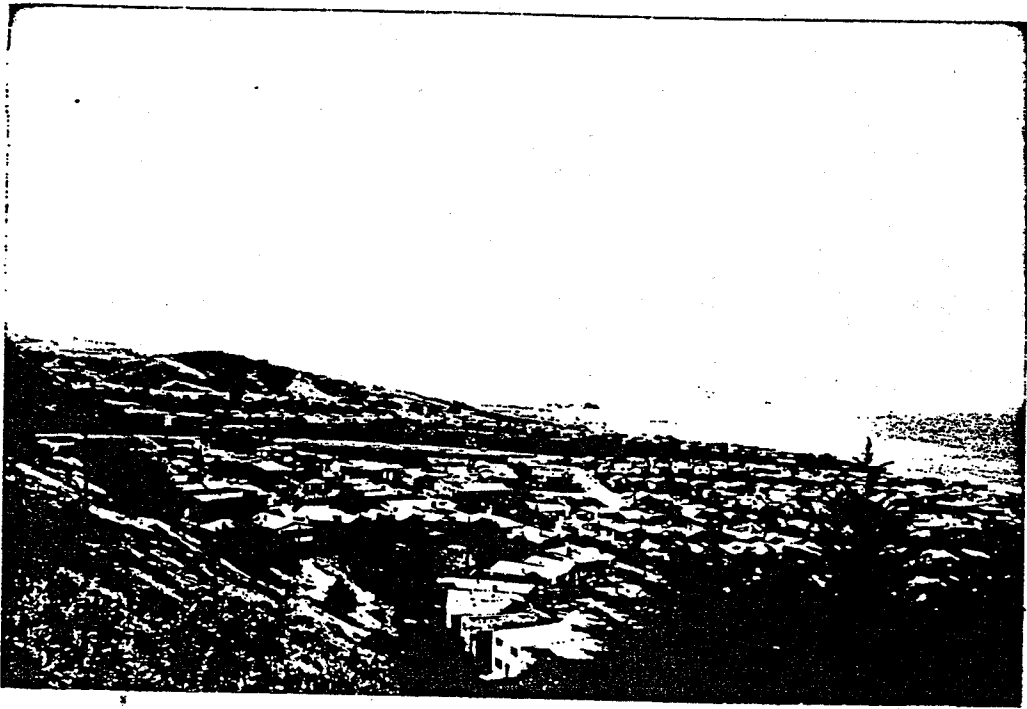
The entire bluff-top area, from the Daly City line south to the Dollar Radio Station, is undeveloped. The unobstructed coastal views from this land are as spectacular as from any spot in Pacifica. This area is also highly visible from Highway 1. This is one of the few remaining areas of open rolling bluff-top dunes in Pacifica.

Among the recommendations contained in the Local Coastal Plan is the advice to not use this area for vertical access to the beach because of potential geotechnical problems. The Local Coastal Plan also recommends that the major north-south coastal trail be located on lands on the east side of Palmetto Avenue to minimize disruption of the dunes. If any coastal trail is developed on the west side of Palmetto Avenue, it should be near the street and away from the edge of the bluff and sensitive dune area.

Recreational use of the land should be carefully regulated for low intensity activity only. If a visitor-serving facility is developed, vehicular and pedestrian access must be strictly controlled, signed, and regulated. The area should be protected against use by all-terrain vehicles that have already caused destruction to the dunes.

The City Council recognized the significance of this land and took action to protect this fragile and irreplaceable resource. Although this area is designated Low Density Residential in the General Plan, the Local Coastal Plan recommends that the bluffs be a donor site for transfer of density to undeveloped lands on the east of Palmetto Avenue which are designated Medium Density Residential in the General Plan. Density may also be transferred to other identified sites, such as the site at Sharp Park Road and Skyline Boulevard.

Whatever the density of the Northern Coastal Bluffs, respect for the natural beauty and values of coastal dunes should be of highest priority.



looking south from Hwy 1/Fairmont West

PARCEL NUMBER: 2

NAME: THE "BOWL" AND THE "FISH"

LOCATION: This parcel is bordered on the west and north sides by Palmetto Avenue, on the east by the Pacifica Point condominiums and some single-family homes in Fairmont West, and the south by Highway 1.

SIZE: 5.5 ACRES

ZONING/GENERAL PLAN DESIGNATION: R-3-G, R-1 / Medium Density Residential

A.P. NUMBER: 009-031-(inclusive); 009-035-(inclusive);
009-402-250, 009-402-260, 009-402-270

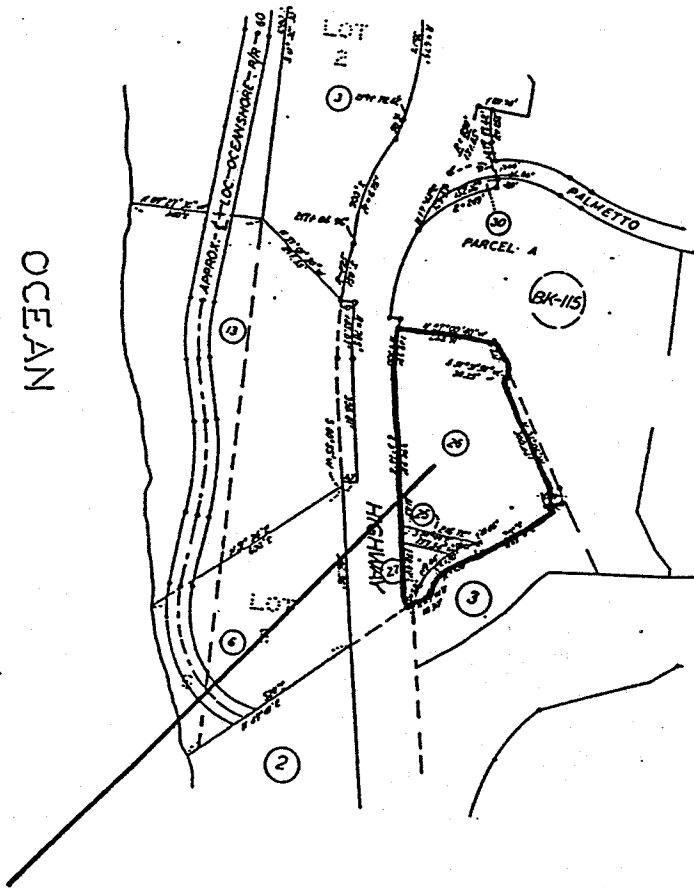
This large bowl-shaped parcel is in multiple ownerships and is one of the last remaining major undeveloped areas east of ocean-fronting streets in the northern end of Pacifica. The portion of the land along the Palmetto Avenue frontage is generally flat and gently undulating but rises in steep slopes toward the condominiums and the freeway. The lowest portion of the "Bowl" is marshy. The "Fish" is an approximately one acre portion of the site located adjacent to the freeway. The name of the parcel generally describes the shape of the property. The "Fish" has access via a paper street which runs west to Palmetto.

The parcel is vegetated with coastal scrub, pampas grass and ice plant. There is an assortment of wildlife, including rabbits, rodents, raptors and coastal birds. The land is also used for exercising dogs, for coastal viewing, and for recreational activities such as hiking, kite flying and as a play area for neighborhood children.

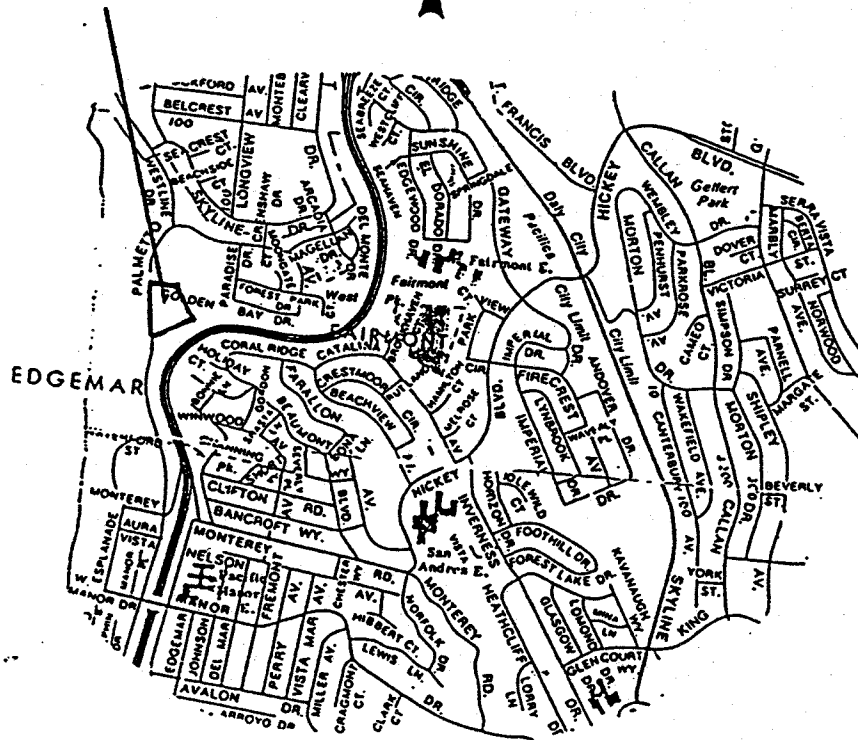
The parcel provides an important ocean viewshed from adjacent homes. The site is easily visible from Palmetto Avenue and the coastal dunes to the west. The views of the coastal dunes and the ocean from on site are outstanding.

To the west of the site is a spectacular area of rolling sand dunes and coastal bluffs, one of the last such areas in Pacifica. The San Andreas earthquake fault zone is very near to this site.

OCEAN



PARCEL 2



PARCEL NUMBER: 3

NAME: THE BLUFF AT ESPLANADE

LOCATION: West of Pacific Manor Shopping Center, between Esplanade and the Pacific Ocean. This is the only coastal open space in the Pacific Manor neighborhood that has remained undeveloped.

SIZE: 3.5 Acres

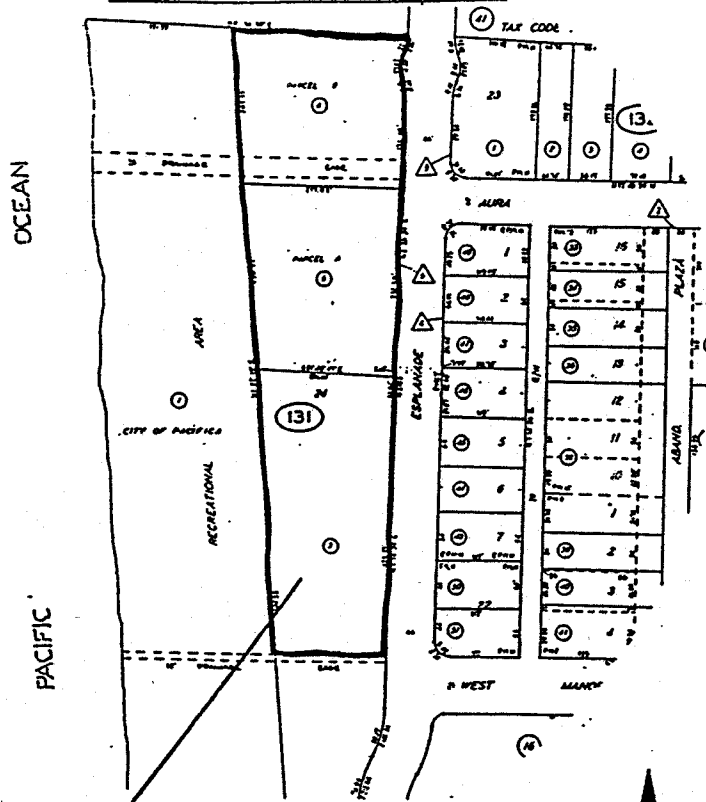
ZONING/GENERAL PLAN DESIGNATION: R-3, R-3-G / Commercial, Medium Density Residential

A.P. NUMBER: 0009-131-030, 009-131-050

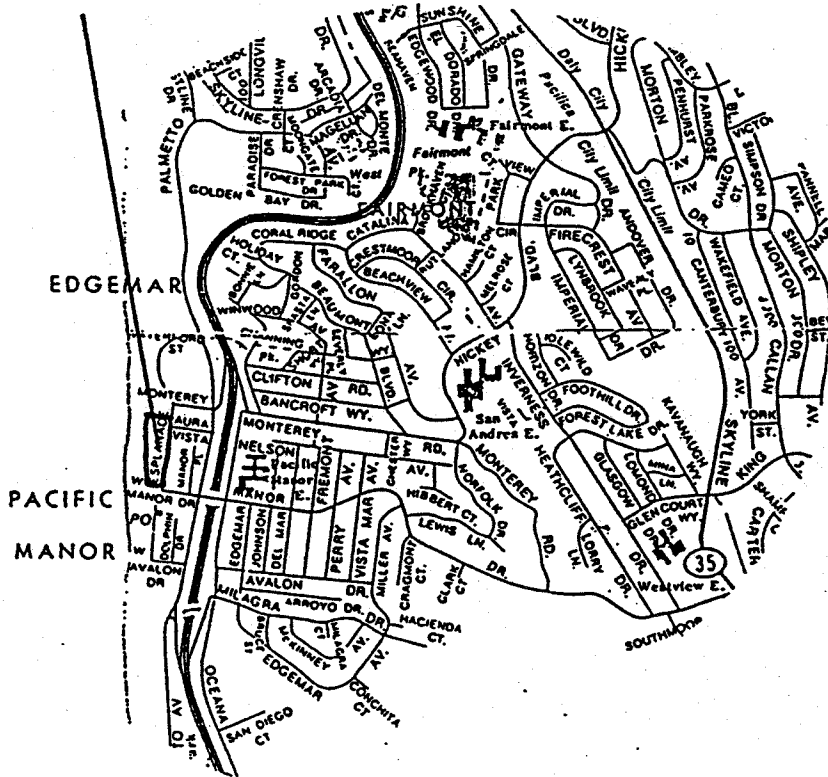
The bluffs at Esplanade are a welcome area of open space in one of the most densely populated areas of Pacifica. The City of Pacifica owns the westerly portion of the bluff, as well as an easement for a storm drain on the southern portion of the site. This area is still in sand dune formation, with characteristic dune plantings scattered throughout the site, but with a concentration toward the north. A seventy foot, almost sheer cliff drops to the ocean.

At present, the area is used by walkers, picnickers, and those from the area who wish to get a view of the ocean. The California Coastal Commission has asked for view corridors to be maintained across this site. With the Local Coastal Plan are recommendations for a fisherman overlook and access parking, as well as a low maintenance beach across (stairs or pathway).

Geological concerns are a major problem with this area. Visible erosion scarring is caused by wave action and subsurface water runoff toward the cliff. A sand fence has been erected to keep sand from blowing onto Esplanade, and this fence restricts the view of the ocean. The only beach access from these bluffs at present is by scrambling down a ravine next to a storm drain pipe and across large rocks. A City bicycle trail runs north-south along Esplanade adjacent to the property.



PARCEL 3



PARCEL NUMBER: 4

NAME: LOWER MILAGRA RIDGE

LOCATION: Lower Milagra Ridge is located south of the Pacific Manor neighborhood, with Oceana Boulevard on its western boundary, Oceana High School to the south, and Milagra Ridge Park to the east. It is part of a major ridgeline that effectively separates two neighborhoods.

SIZE: 46.87 acres

ZONING/GENERAL PLAN DESIGNATION: C-2, R-1/B-4, OS, HPD/Commercial, Very Low Density Residential, Greenbelt

A.P. NUMBER: 016-451-010, 016-451-020, 009-245-030

Lower Milagra Ridge rises steeply from an elevation of 102 feet on the west to an elevation of 486 feet on the east where it abuts Milagra Ridge Park (GGNRA). The lower western areas of the ridge have been quarried and terraced. The upper eastern area of the ridge is largely undisturbed and is an identified habitat of the Mission Blue Butterfly (a recognized rare and endangered species), and the lupine upon which the butterfly depends for its sustenance. Lower Milagra Ridge is highly visible from many areas in Pacifica. The views from the site offer an outstanding panorama of coastline and hills from Mussel Rock to Montara Mountain. Except for a line of trees along the southern boundary of the site, the land is sparsely covered with coastal scrub and wildflowers. The lower quarried area is rocky and supports sparse vegetation.

Milagra Ridge is a potential recreational resource for Pacifica. As the possible gateway for the Bay Area Ridge Trail, Lower Milagra Ridge is a critical link in the chain of open space lands leading from the beaches to Sweeney Ridge. The pedestrian overpass at the foot of Lower Milagra Ridge provides the physical trail connection across Highway 1 between the coastal corridor and this possible connection to the proposed Bay Area Ridge Trail.

PARCEL NUMBER: 5

NAME: NORTH SLOPE OF MILAGRA CREEK CANYON

LOCATION: This parcel is located along the northern edge of Milagra Ridge Park (GGNRA) and south of Manor Drive. The area includes the steep northern slopes and the flat section around Hacienda Court.

SIZE: 62 acres

ZONING/GENERAL PLAN DESIGNATION: R-1/B-1, HPD/OPEN SPACE RESIDENTIAL

AP NUMBER: 016-452-010, 009-222-010, 009-262-010, 009-320-040

The most convenient access to this land is from Hacienda Court. There is flat land at the western entry to the canyon from Hacienda Court, but the majority of the property is steep with a long, narrow valley floor through which the Milagra Creek flows. The creek that borders the southern edge of the parcel drains the canyon watershed. Typical riparian vegetation, primarily willows, lines the creek and provides a natural habitat for wildlife. The canyon walls have typical California coastal shrubs, grasses, and plant communities. In the spring there is a brilliant array of wildflowers and willows.

From the Highway 1 area of Pacific Manor, the parcel's steep hillside portions are clearly visible. This hillside can be viewed from the north ridge of the parcel, from the opposite side of the canyon which is the Milagra Park Ridge and from behind the houses along Manor Drive along the upper slopes of the site there are ocean views. One can look up at the surrounding canyon walls from the lower areas at the southern edge and from Hacienda Court.

PARCEL NUMBER: 6

NAME: EAST SLOPE OF MILAGRA RIDGE

This parcel has been removed from the Open Space Task Force Report.

PARCEL NUMBER 7

NAME: GYPSY HILL

LOCATION: Bounded on the north by East Sharp Park neighborhood, on the east and south by Sharp Park Road, and on the west by Frances Avenue, which runs parallel to Highway 1.

SIZE: 72 acres

A.P. Number: 016-421-(inclusive)

ZONING/GENERAL PLAN DESIGNATION: PD, C-2, R-1/B-3, R-1/B-10, HPD / Commercial, Open Space Residential, Low Density Residential

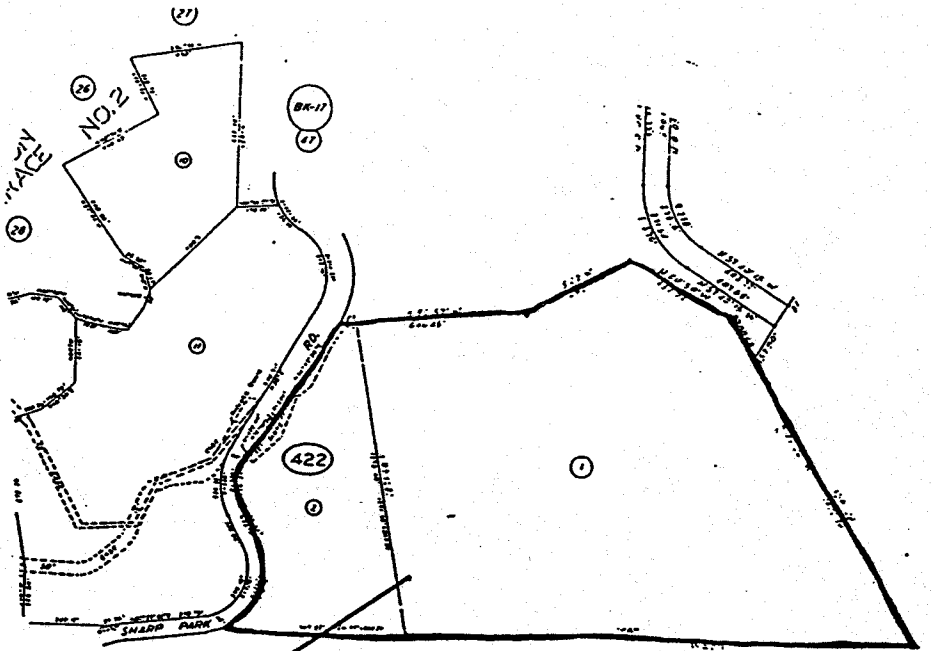
Gypsy Hill is a prominent east-west ridge. Sharp Park Road winds down the eastern and southern slopes of the ridge. Gypsy Hill is in multiple ownerships. There are four single-family homes on large home sites. The remainder of the property is undeveloped. The north, south, and west sides of Gypsy Hill are slopes covered with coastal scrub, and stands of trees. The hill contains areas of rolling terrain covered with grasses, coastal scrub and trees. Vehicular access to Gypsy Hill is via Sharp Park Road and privately owned Gypsy Hill Road.

PARCEL NUMBER: 8
NAME: FLOWER FARM
LOCATION: Located north of the Sharp Park Archery Range, west of Skyline College, and east of Sharp Park Road.
SIZE: 65.57 acres
ZONING/GENERAL PLAN DESIGNATION: A/B-5, HPD / Agriculture, Open Space Residential
A.P. NUMBER: 017-080-010, 016-422-020

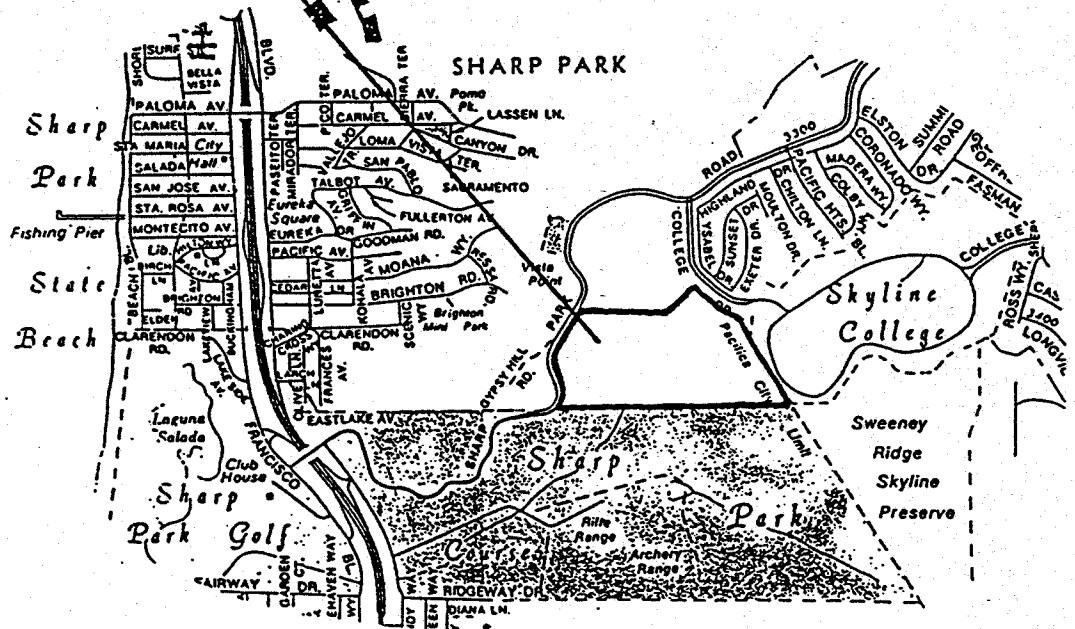
This area includes two properties in separate ownership. The parcel immediately east of Sharp Park Road features very steep slopes and is undeveloped. To the east of this parcel is the flower farm, one of the few remaining areas in active agricultural use in Pacifica. For the many people who regularly travel Sharp Park Road, the flower farm is a reminder of Pacifica's agricultural heritage and helps define the semirural atmosphere of present day Pacifica. The centerpiece of this watershed land is the small pond. The steep slopes surrounding the farm serve as an important buffer for this productive agricultural activity.

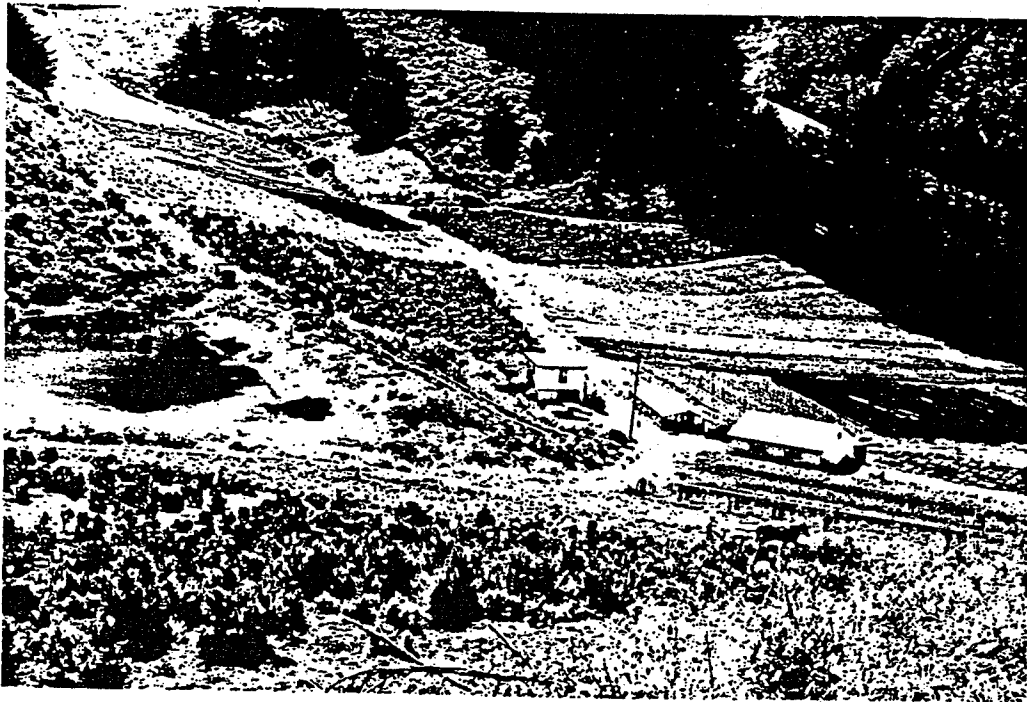
The view from the farm is one of the few in Pacifica unencumbered by urban intrusion. This view is of steep hillsides, some planted with trees and others with native coastal scrub. This parcel is visible from Sharp Park Road.

The flower farm is a potential link in the open space belt that extends south from Milagra Ridge through the San Francisco-owned Sharp Park Golf Course lands to Sweeney Ridge along the eastern perimeter of the city and by the Ridgeline Trail.



PARCEL 8





Flower Farm (Parcel 8)

PARCEL NUMBER: 9

NAME: BEACH BOULEVARD TERRACE

LOCATION: This long coastal terrace in the West Sharp park neighborhood is on the west side of Beach Boulevard, located north of Clarendon Road and the Sharp Park Golf Course and south of Montecito Avenue and the Municipal Fishing Pier.

SIZE: 3.82 acres

ZONING/GENERAL PLAN DESIGNATION: OS / Neighborhood Park, Beach Access

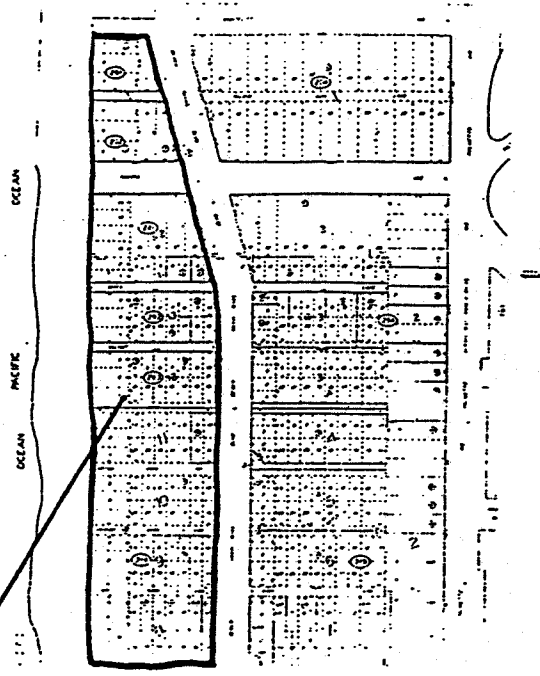
A.P. NUMBER: 016-201-(inclusive); 016-202-(inclusive); 016-291-(Inclusive); 016-292-(inclusive); 016-293-(inclusive); 016-314-(inclusive)

Beach Boulevard Terrace can be seen from many hillside areas in northern Pacifica. From the terrace the views are breathtaking - Mori Point and Pedro Point to the south, a sweep of coastal hills from Sweeney Ridge to Milagra Ridge to the east, the slopes of Westlake and, on a clear day, Point Reyes to the north, and an unobstructed view of miles of ocean to the west.

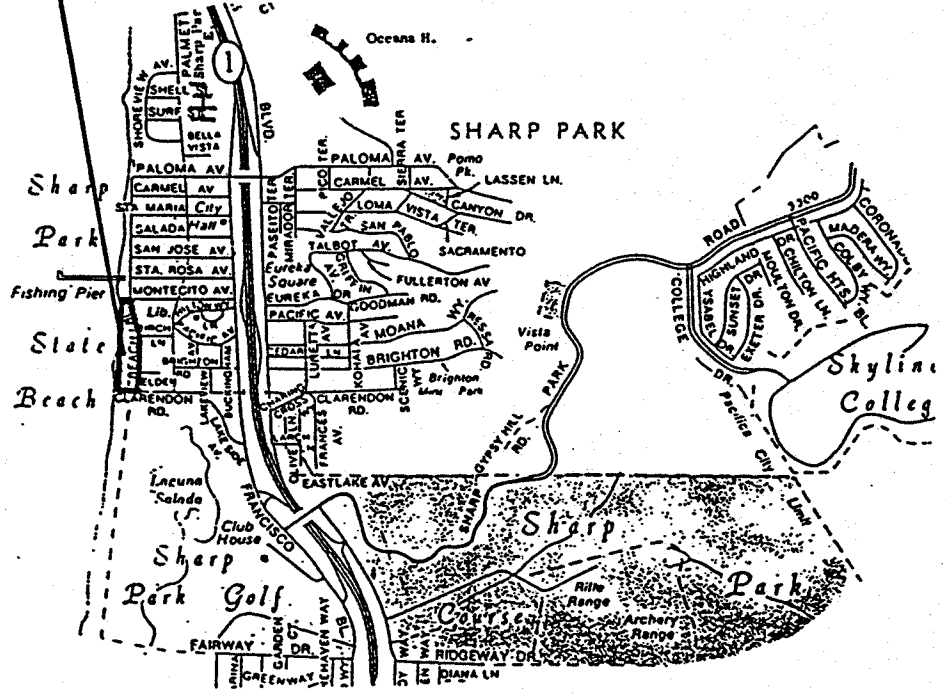
The terrace is part of the Brighton Beach Subdivision dating from the days of the Ocean shore Railroad. At that time the section of Beach Boulevard in this area was known as Casino Way, whereas the ocean frontage road to the north in the Salada Beach Subdivision was built closer to the sandy beach and was called Ocean Avenue. The two roads were connected many decades ago and renamed Beach Boulevard in the 1960's to avoid confusion with construction of Oceana Boulevard east of Highway 1. Small residential structures were built along the terrace starting in the 1920's.

The terrace is composed primarily of beach sand and added fill materials. The ground cover is both native and introduced species. Historically, Sharp Park Beach has been much wider along the terrace than in the area to the north. The impacts of wave action were less severe here. In the 1950's there was easy beach access along all of Beach Boulevard as the broad beach gently sloped almost all the way up to the street level. However, in the past few years there has been rapid erosion and dramatic cliff retreat along the entire length of the beach south to Mori Point. During most severe winter seasons, backwash races up across the terrace and into the street. This area, like much of Sharp Park, is vulnerable to tsunami inundation.

During the El Nino storms and high tides in the winter of 1982-1983, two long-standing single-family homes were destroyed. Beach erosion was extremely fast and extensive, and waves washed over the houses. The only remaining structure on the terrace, a duplex, was demolished to allow for the southern extension of an oceanside promenade and seawall south from the pier to Clarendon Road. The seawall was completed with beach access points along Beach Boulevard. The City has extended the promenade south over the terrace, and does accommodate picnicking facilities.



PARCEL 9



PARCEL NUMBER: 10

NAME: MORI POINT

LOCATION: Mori Point lies south of the West Fairway Park neighborhood and the Sharp Park Golf Course, north of the Rockaway Quarry, and extends west from Highway 1 to the Pacific Ocean.

SIZE: 108 acres

ZONING/GENERAL PLAN DESIGNATION: P-D, HPD / Special Area, Prominent Ridgeline, Greenbelt

A.P. NUMBER: 018-150-010

Two significant features of Mori Point are the spectacular headland and a primary and secondary habitat of the rare and endangered San Francisco garter snake. Mori Point is a major ridgeline that effectively separates and buffers West Fairway Park from the quarry. It is a major landmark that characterizes the special quality of Pacifica's coastline, a large, beautiful headland plunging dramatically to the sea.

Mori Point rises steeply above West Fairway Park south of the neighborhood. The property is deeply gullied. The lower flat section of the property along the rear property lines of homes on Seaside Drive extends into the Laguna Salada marsh. At the western end are steep, rocky coastal bluffs and a small, almost inaccessible pocket beach. The site includes the Mori Point ridgeline and, across the ridgeline, the upper southern slopes of the hill above the Rockaway Quarry. Mori Point is covered with grasses, native coastal scrub, seasonal wildflowers, and a few introduced trees at the lower western edge. The land supports a wide variety of wildlife, including the San Francisco garter snake. The site includes a portion of headland in unidentified ownership.

The site has a rich and varied history from the period of the Ocean Shore Railroad and from the Prohibition Era. In its heyday it was the location of the Mori family hotel, bar, and restaurant, active until destruction by fire in the 1960's.

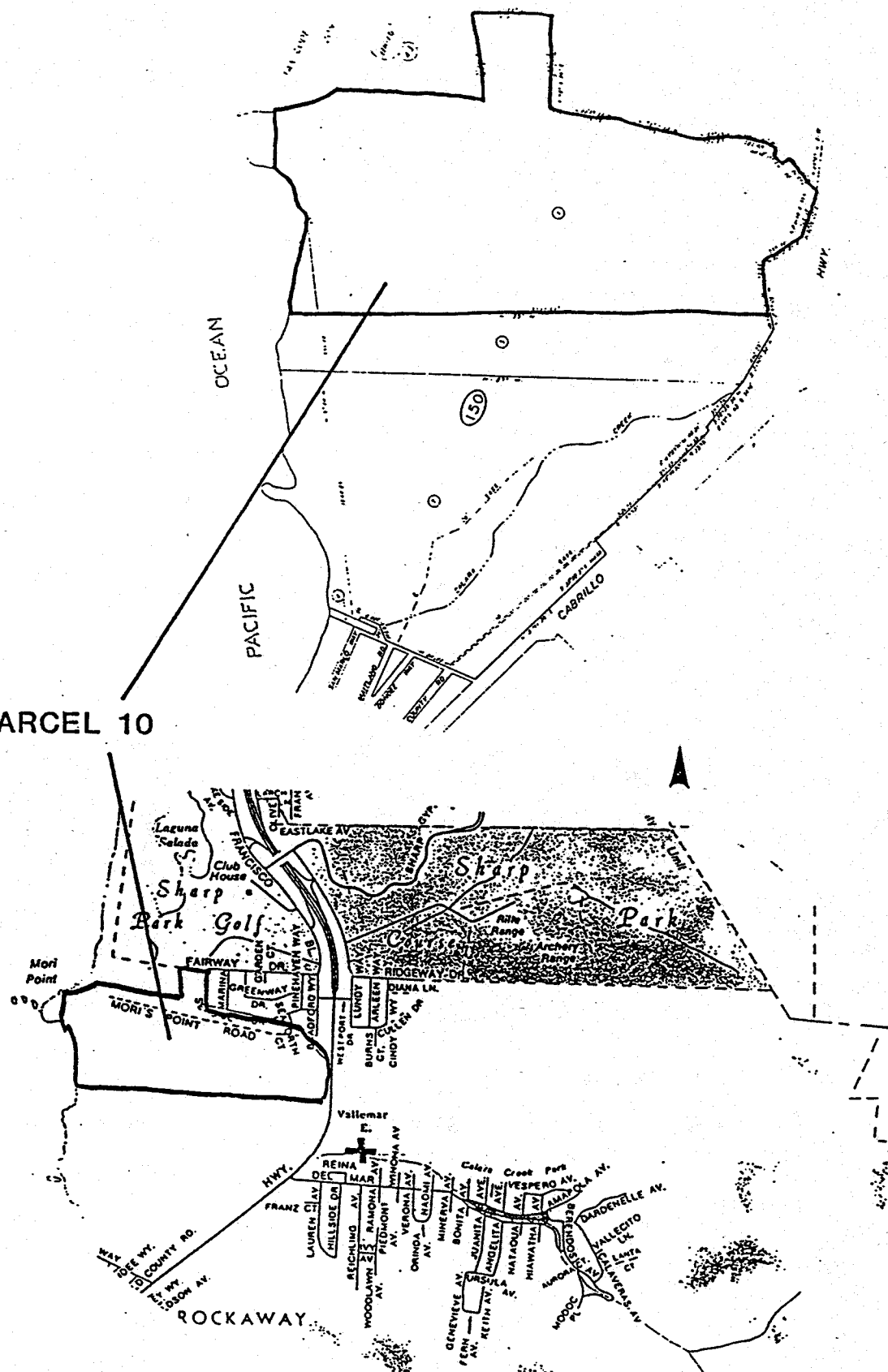
Viewed from off site, Mori Point is a prominent, centrally located landmark headland visible from many areas in Pacifica. From on site at the western end of the headland, there are unobstructed views of Pacifica's coastline stretching both north and south. The rocky bluffs drop dramatically to crashing waves of the ocean some 200 feet below. The headland offers a sweeping view of the Pacific Ocean on the west, the golf course lands to the north, the coastal hills and Sweeney Ridge to the east, and to the south, Montara Mountain and Point San Pedro.

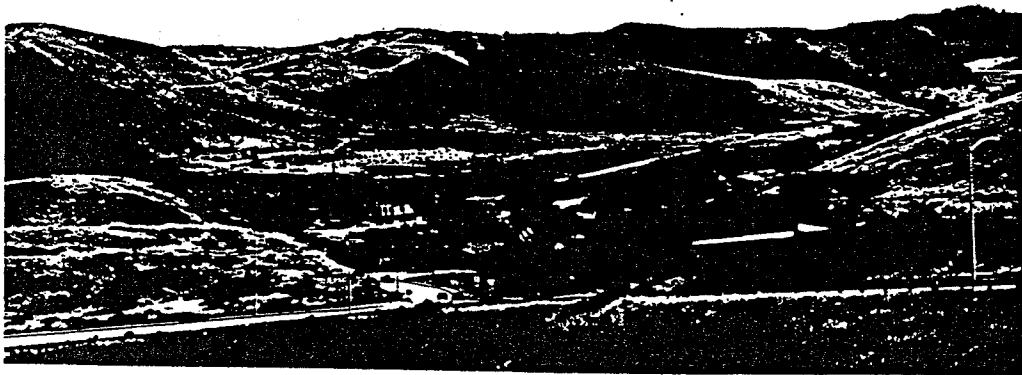
Mori Point is a beautiful coastal headland and an extremely important open space resource in Pacifica. It is the western end of Mori Ridge, which extends from Sweeney Ridge on the east to the Pacific Ocean on the west. The Mori Point parcel is physically separated from the eastern extension of Mori Ridge by Highway 1. It is one of the three major east-west finger ridges in Pacifica (Milagra Ridge, Mori Ridge, Cattle Hill) as described in the Milagra Ridge narrative. It has been devastated by motorized vehicles. The level headland above the dramatic cliffs has been substantially denuded of ground cover. Prior to this destruction of plant life, Mori Point's spring wildflower cover was without peer. This ground cover on the western headland is presently relegated to the outer edges and cascades down the cliff face.

Mori Point includes important potential links in Pacifica's coastal trail system for hiking and horseback riding. Due to the steepness of the cliffs at the extreme edge of the property no recognized or formal access to the pocket beach should be allowed. Carefully designed and controlled access to Sharp Park Beach from Mori Point be must planned to prevent destruction of the snake habitat and the marsh and to protect the slopes surrounding the marsh.

Mori Point includes a primary and secondary habitat of the San Francisco garter snake, a recognized rare and endangered species protected under state and federal laws. Immediately above the marsh is a grassy bowl area of the north slope of Mori Point which reportedly serves as the snake's secondary habitat, a sunning and hibernating area and potential migratory corridor.

PARCEL 10





**looking north to Quarry (Parcel 11)
and south slopes of Mori Point (Parcel 10)**

PARCEL NUMBER: 11

NAME: THE QUARRY LANDS

LOCATION: The Quarry Lands are located south of Mori Point, north of Rockaway Beach and west of Highway 1. To the west is the Pacific Ocean.

SIZE: 116 acres

ZONING/GENERAL PLAN DESIGNATION: C-3, HPD/Special Area

A.P. NUMBER: 018-150-050, 018-150-070

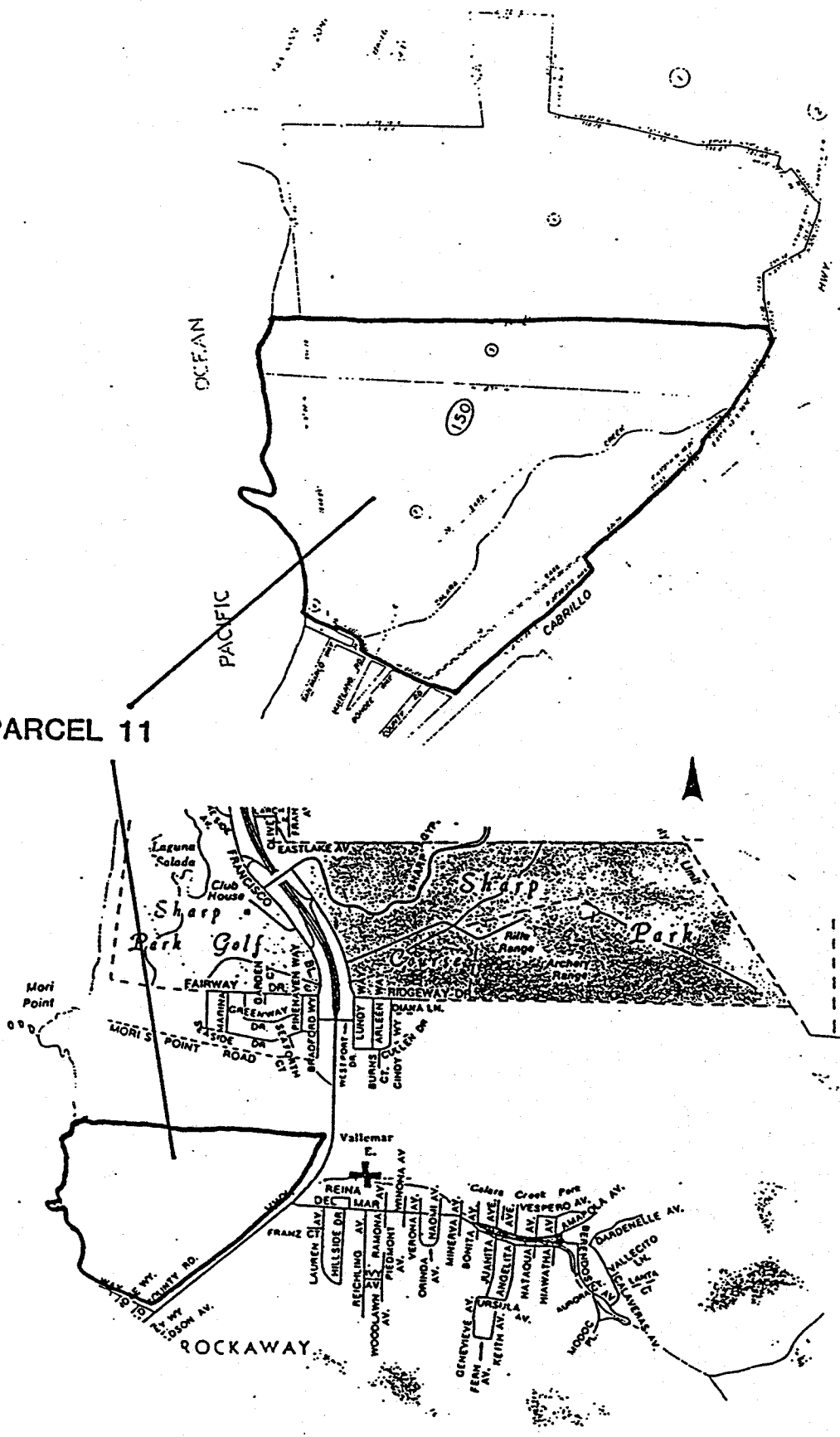
The Quarry Lands consist of hills and steep coastal bluffs surrounding a large, flat area where limestone has been quarried since early in this century. The hills rise steeply to the coastal bluffs on the western boundary. Along the northern boundary gently rising slopes form the southern face of Mori Point. At the base of these slopes is a relatively flat area with Highway 1 running along the eastern edge. A pocket beach lies at the bottom of the western bluffs. The land is sparsely vegetated with coastal scrub where undisturbed by quarrying or coastal erosion. The slopes on the northern edge of the land are covered by grasses.

The quarry includes hills and coastal sites that provide a commanding view of Pacifica, the coast and the Pacific Ocean. The quarry hills and high coastal bluffs form an integral part of Mori Point and Mori Ridge.

Currently, Calera Creek runs through the flat portion of the property, entering the site under Highway 1 near Reina del Mar in Vallemar and emptying into the ocean at Rockaway Beach. The location of the creek is being changed as part of the new, 29-acre Tertiary Wastewater Treatment plant, owned by the City of Pacifica, currently under construction. A new marsh is being constructed as part of this project along with a revitalized riparian habitat and buffer along the newly constructed creek, which will be located at the base of the hill and run below the face of the newly constructed pad area in what was the pit, and run into the ocean north of the Lighthouse Hotel.

Historically, the quarry is probably the oldest industry in northern California, providing whitewash for the newly built San Francisco Presidio over 200 years ago, and Calera Creek is mentioned early in the historical record. (The Spanish meaning of Calera is "limestone.") Indian remains were found under the berm created by Caltrans along the Highway 1 edge of the quarry.

PARCEL 11



PARCEL NUMBER: 12

NAME: EAST FAIRWAY PARK HILLSIDE

LOCATION: This parcel is located on the north slope of the east Mori Ridge and is surrounded on almost all sides by public recreation facilities: the Sharp Park Golf Course and Archery Range on the north; Sweeney Ridge (GGNRA) to the east; Shelldance Nursery to the southwest; and the East Fairway Park ball field to the west.

SIZE: 9.90 acres

ZONING/GENERAL PLAN DESIGNATION: A/B-5, HPD / Very Low Density Residential

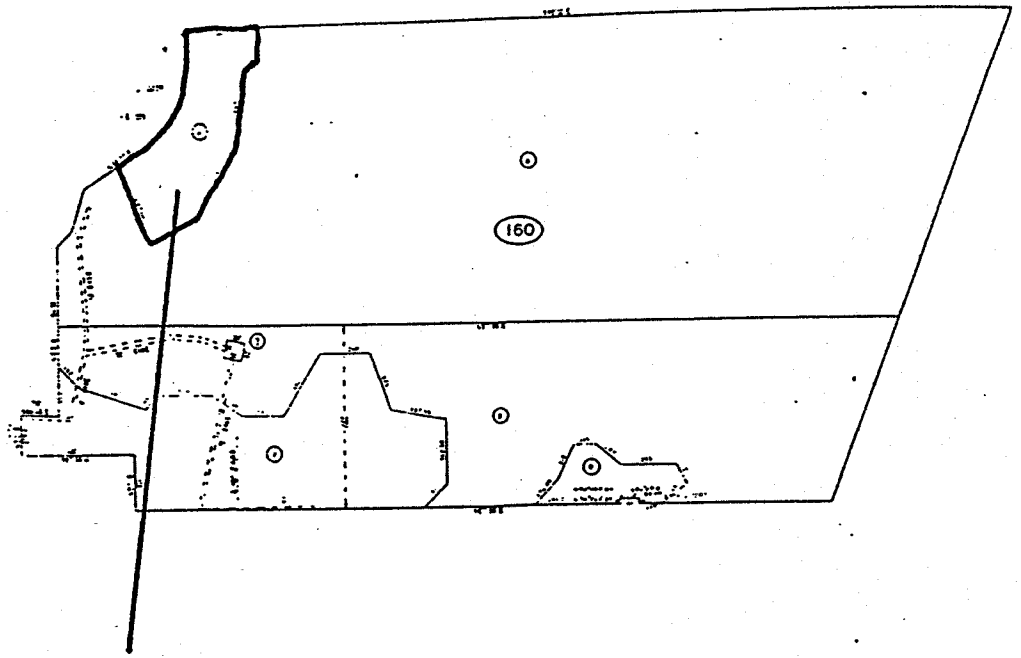
A.P. NUMBER: 018-160-050

This parcel is one of four formerly owned by Texas International which are part of the lower slopes of the Sweeney Ridge/Mori Ridge lands, but which were not included in the GGNRA acquisition. The property varies from a gently sloping area on the west to steeply rising slopes on the east.

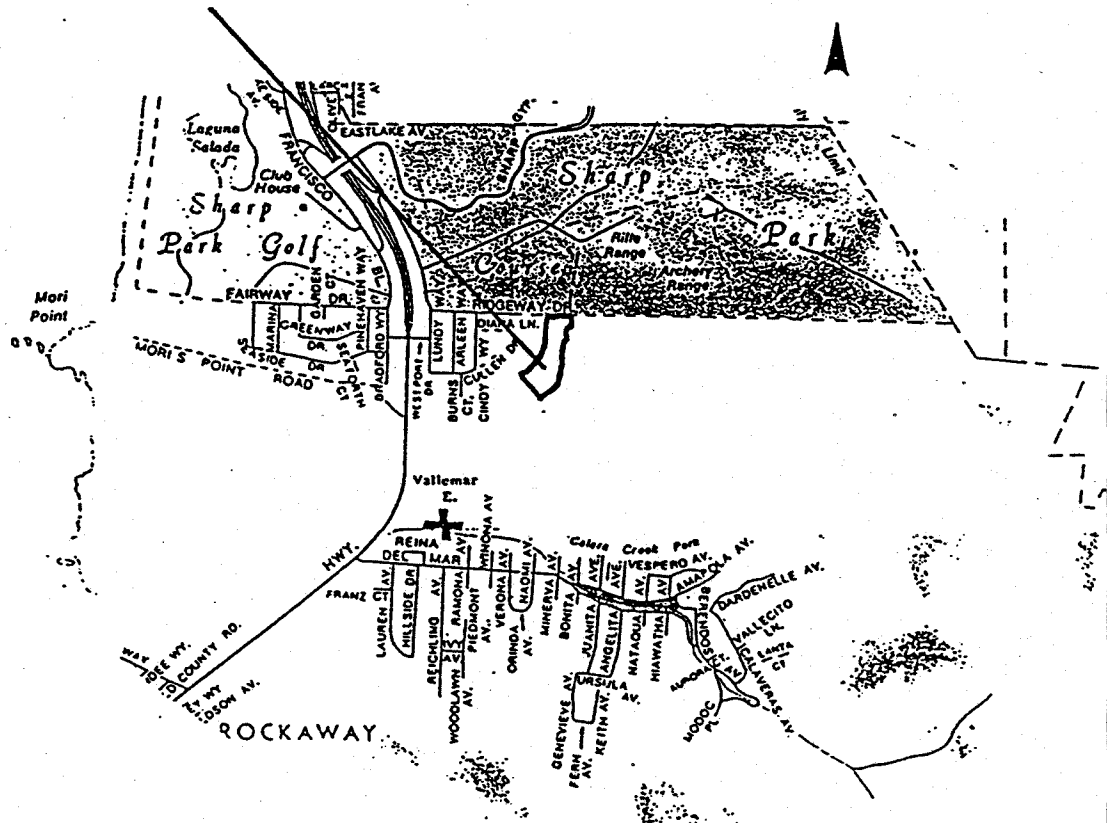
The steep slope portions of this site are highly visible from the nearby neighborhood and from Highway 1. The entire site can be viewed from surrounding hillsides. From the steeply sloped portions of the site, there are sweeping ocean views to the west.

The parcel is also part of the Sweeney Ridge watershed. The northwest perimeter is damp, marshy and spring-fed. The area is home to frogs, garter snakes, water dogs, rabbits and rodents and their associated food sources, as well as the flora of marshy areas including a substantial stand of creek willow. The steep slopes are covered with typical coastal scrub.

This property forms a corridor between the low density suburban patterns of East Fairway Park to the open slopes on the north side of East Mori Ridge. When the National Park Service purchased the Sweeney Ridge property and incorporated it into the GGNRA, this parcel was omitted from the acquisition. The Park Service has an easement across the land for access to Sweeney Ridge. This site is visually prominent as it rises above East Fairway Park.



PARCEL 12



PARCEL NUMBER: 13

NAME: SHELLDANCE

LOCATION: The Sheldance parcel, named after the nursery located thereon, rises abruptly from the east side of the Highway 1 and from Fairway Park on the north and the northwest section of Vallemar on the south. The eastern boundary is adjacent to lands of the GGNRA.

SIZE: 12.5 acres

ZONING/GENERAL PLAN DESIGNATION: A/B-5 / Special Area

A.P. NUMBER: 018-060-(no parcel number due to Caltrans ownership)

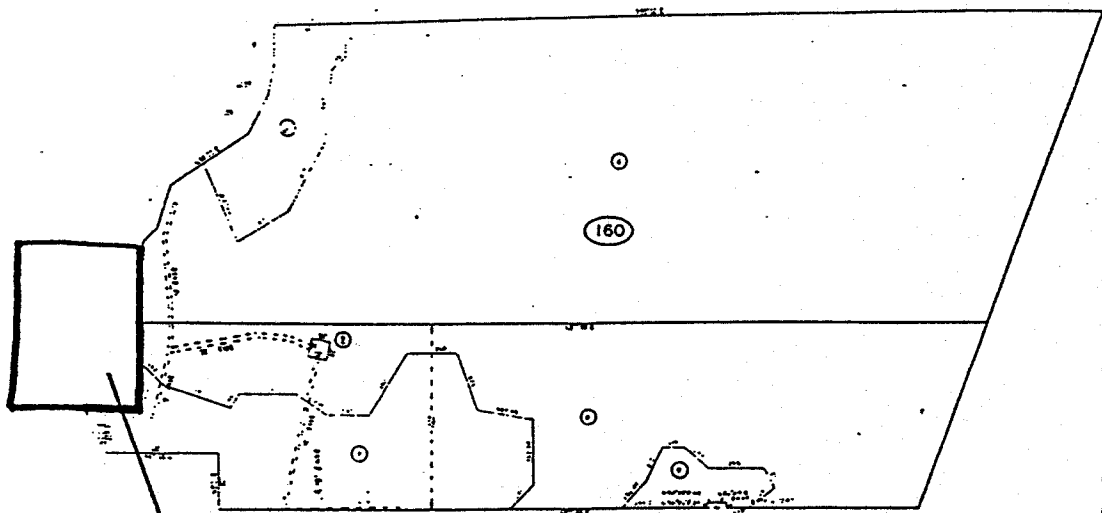
Sheldance is a prominent portion of Mori Ridge and is visible from the Fairway Park and Vallemar neighborhoods, as well as from the adjacent highway and Sharp Park Road. The nursery and residential buildings are few and fairly well-shielded from view along Highway 1 by the cypress and pines growing around them.

The site is GGNRA property and, with the widening of Highway 1 in the area, the appearance of the western portion was altered as a result of the highway construction.

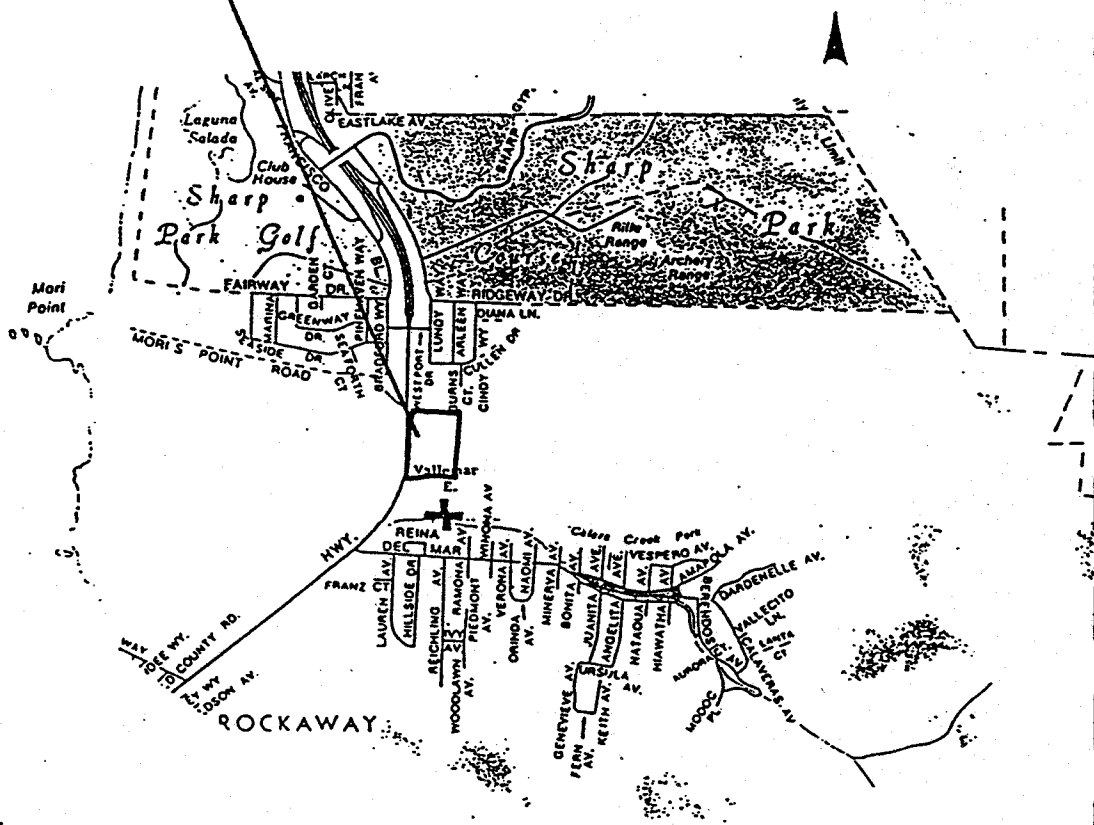
The eastern upslope portion of the land is currently used for informal parking and a trailhead leading to GGNRA/Sweeney Ridge park land. From this access point the view is a pleasant beginning and ending for hikers. Neighboring hills, ocean, coastal headlands, and, on a clear day, Point Reyes, can be seen from this area. The GGNRA Advisory Committee has designated the nursery as a compatible use with the trailhead because the nursery serves as a cultural and education resource for the community and its visitors.

Any use of this property, including the current uses, should address the problem of access to and from Highway 1.

With improved vehicular access to Sheldance from Highway 1, the nursery, trailhead, and small parking area will complement a visitor-serving information and interpretive center for the GGNRA.



PARCEL 13



PARCEL NUMBER: 14

NAME: NORTH SLOPE OF VALLEMAR

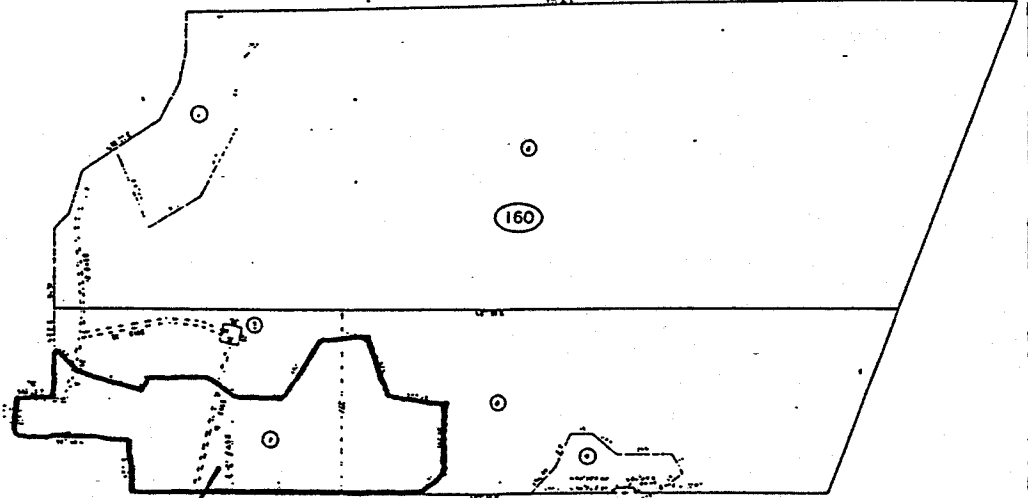
LOCATION: This south-facing slope is bordered on the south by the Vallemar neighborhood, on the east by Sweeney Ridge, on the west by Highway 1 and Shelldance Nursery, and on the north by Mori Ridge. This parcel is the eastern extension of Mori Ridge above Vallemar.

SIZE: 28.20 acres

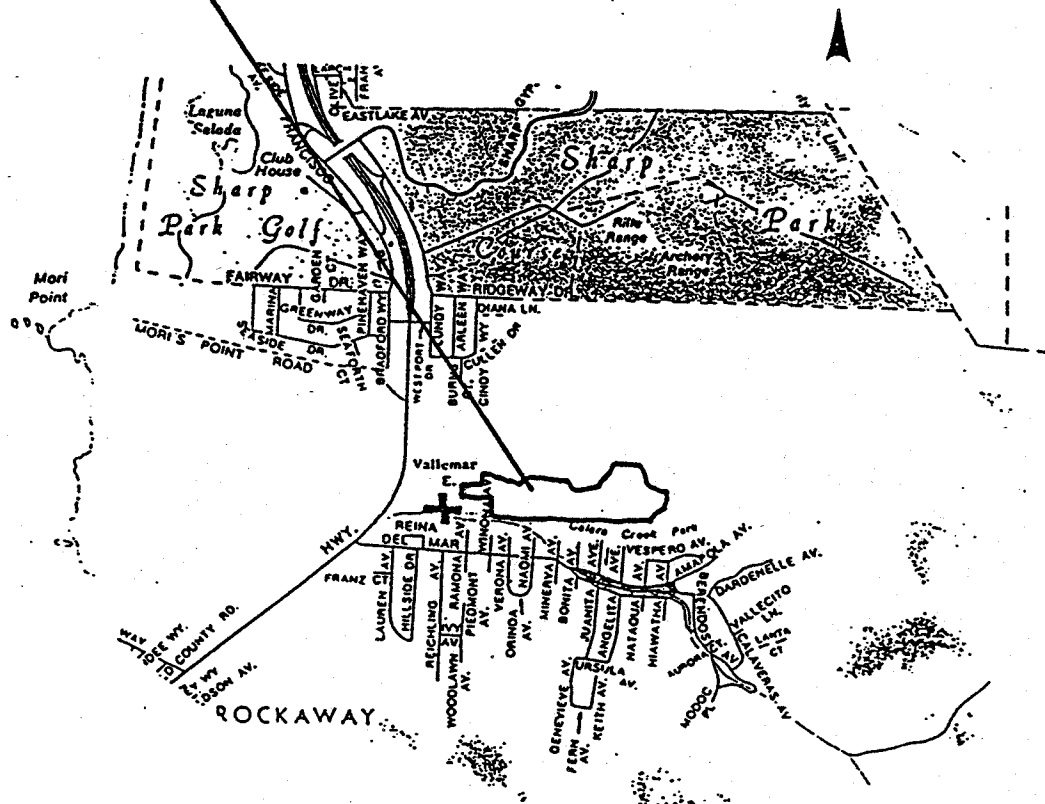
ZONING/GENERAL PLAN DESIGNATION: A/B-5, HPD/Very Low Density Residential

A.P. NUMBER: 018-160-070

This open hillside includes two cypress-lined gulches. The land is part of the Calera Creek watershed. From the northern edge of the Vallemar neighborhood the property slopes gently to the north and rises gradually until it meets the steep slopes of GGNRA park lands.



PARCEL 14



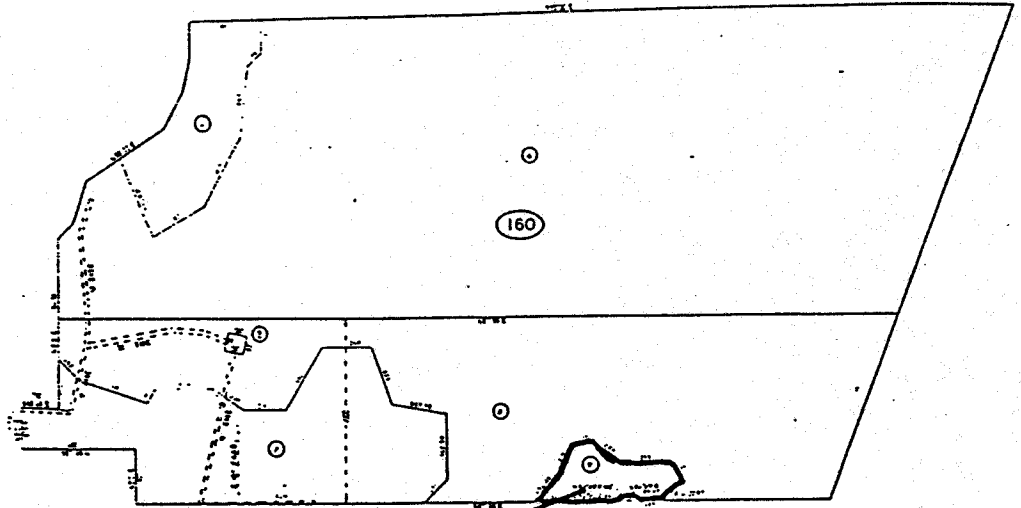


looking east from Vallemar

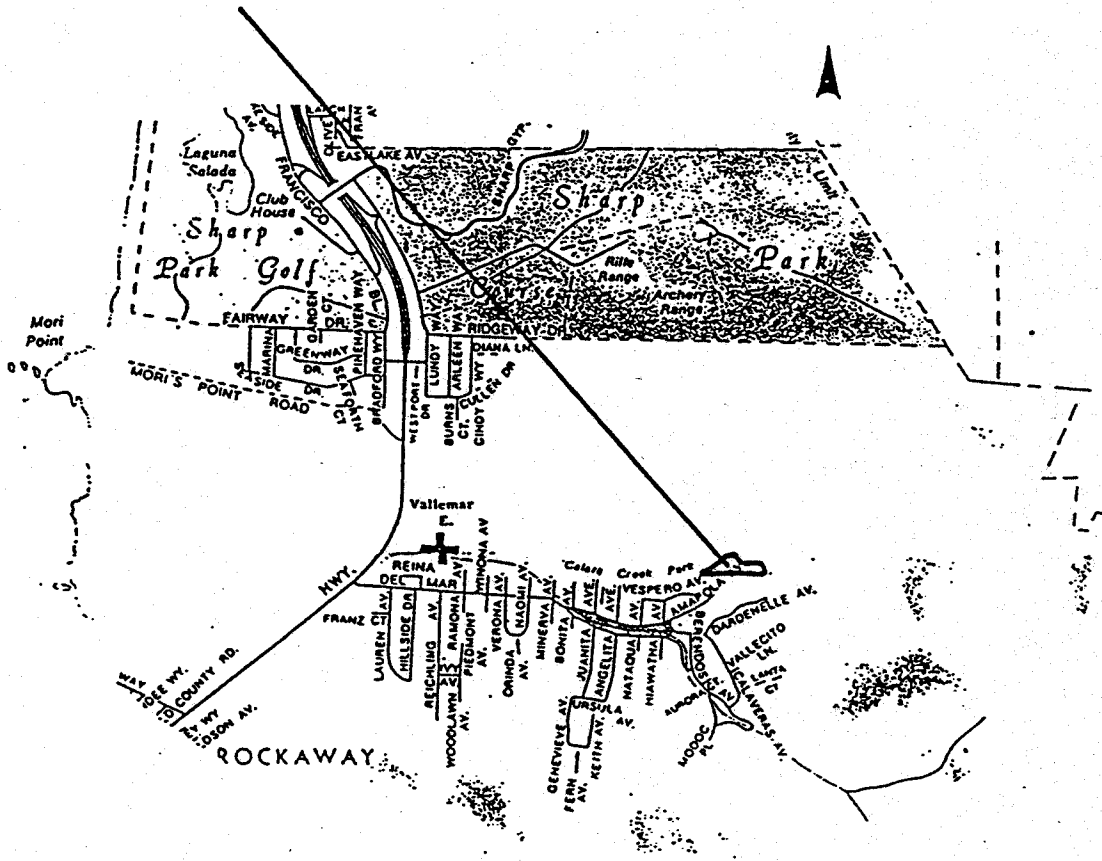
PARCEL NUMBER: 15
NAME: NORTHEAST FORK OF CALERA CREEK
LOCATION: This parcel is bounded on the west, north and east by Sweeney Ridge GGNRA lands.
SIZE: 3.8 acres
ZONING/GENERAL PLAN DESIGNATION: A/B-5, HPD / Special Area
A.P. NUMBER: 018-160-090

The northeast fork of Calera Creek has its headwaters on Sweeney Ridge and flows through this steep-sided narrow canyon. As it approaches Vallemar, the canyon fans out into a small quiet meadow surrounded by steep slopes. As the valley begins to widen, leaving behind the park jurisdiction to the east, the meadow spreads out and slopes towards the houses of the Vallemar neighborhood. This larger meadow is a pleasantly open area. The smaller meadow further into the canyon has a more dense cover of vegetation. This fork of Calera Creek runs along the eastern edge of the canyon, descending to the meadows in a series of miniature waterfalls and still pools which lie deep in the canyon crevice, with only dappled sunlight filtering through the dense overgrowth. This fork of the creek is seasonal. Ruins of an old irrigation dam is present testimony to the valley's earlier agricultural use and the creek's water volume.

The lower meadow ground cover is sparse while the upper meadow plant community is composed of dense stands of stinging nettles, blackberry brambles, thistles, etc. The creek bank is hidden in the typical creekside growth of a dense creek willow thicket interspersed with elderberry trees and other indigenous plants. Water dogs and red legged frogs (a threatened species sighted by the current owner) reside in the creek and large pack rat nests line the valley above the creek. Deer, raccoons, rodents, foxes, quail, and coyotes are present on the parcel. Spike verbena blooms here in the spring, seen nowhere else in Pacifica.



PARCEL 15



PARCEL NUMBER: 16 END OF DARDENELLE

This parcel has been removed from the Open Space Task Force Report.

PARCEL NUMBER: 17

NAME: EASTERN CALERA CREEK VALLEY

LOCATION: At the easternmost end of the Calera Creek Valley floor in Vallemar is a narrow parcel which was omitted from the GGNRA/Sweeney Ridge purchase. It is a privately owned finger of land extending into the National Park. This lush, densely vegetated site at the base of Sweeney Ridge slopes and at the eastern end of the Vallemar neighborhood is accessible through a long, narrow City easement at the end of Berendos Avenue between two residences and along the creek.

SIZE: 6.61 ACRES

ZONING/GENERAL PLAN DESIGNATION: A/B-5, HPD /Special Area

A.P. NUMBER: 018-170-140

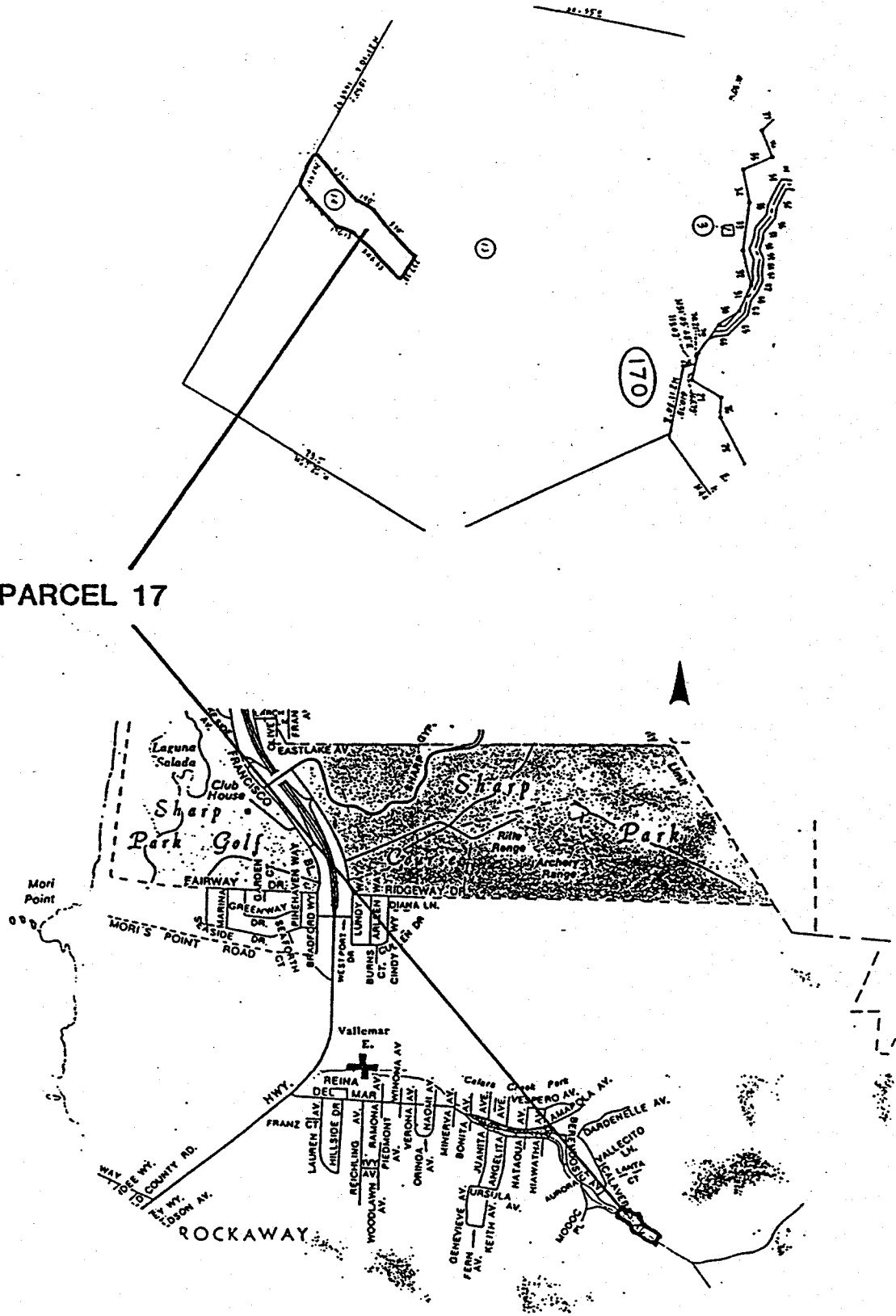
Tributaries flowing from the hillsides surrounding the property converge and from Calera Creek, which flows through the property. Therefore, this parcel is a critical part of the creek's watershed and riparian habitat. From artifacts found there, it is reputedly a former Ohlone Indian occupation site, an area later used as a hog ranch.

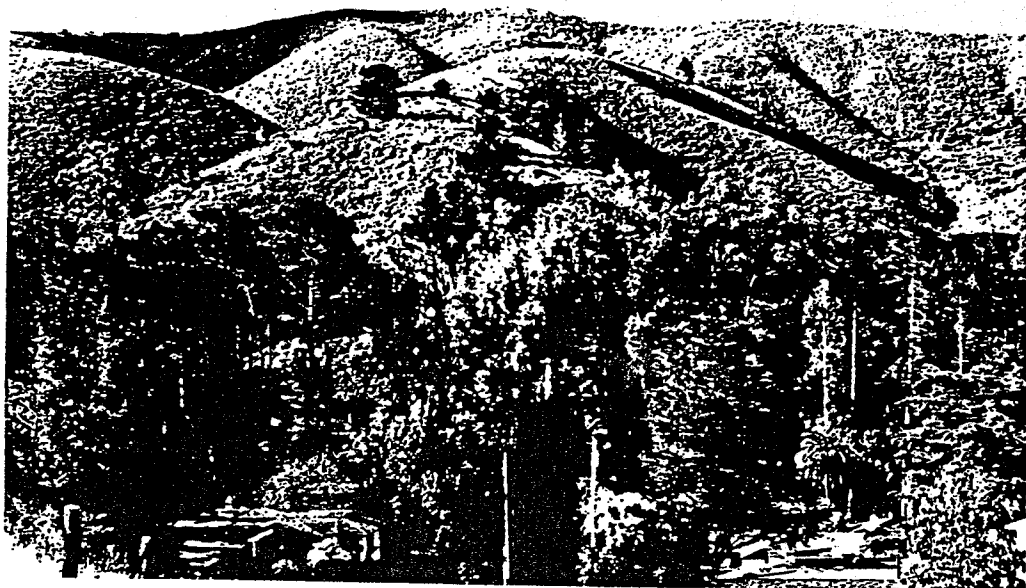
In the early spring the valley floor is richly carpeted with ferns, nettles, blackberry bushes, giant trilliums, milkmaids, and fairybells. The creek is covered by a canopy of creek willows and elderberry trees. The creek's riparian habitat is a pack rat nesting area.

Views from on site are primarily of the surrounding natural hillsides. More important are the views of this buffer for the creek, the land also serves as a transitional corridor between the steep Sweeney Ridge hillsides and the bulk of the developed valley floor.

Protection of the sensitive riparian habitat, the natural hydrological system, the stability of the soils, and the continuity of the GGNRA environment are important. It is a potential part of the GGNRA.

PARCEL 17





north slopes of Cattle Hill (Parcel 18) above Vallemar

PARCEL NUMBER: 18

NAME: CATTLE HILL

LOCATION: To the north is the Vallemar neighborhood. To the west is Parcel 20, the western form of the ridgeline. To the south is the terminus of Fassler Avenue and Parcel 19, the eastern end of Rockaway Valley.

SIZE: 261.68 acres

ZONING/GENERAL PLAN DESIGNATION: A/B-5, HPD/Open Space Residential, Prominent Ridgeline

A.P. NUMBER: 022-330-120

Cattle Hill is the highest and largest of the three major lateral ridges that separate Pacifica's neighborhoods and provide the City's unique backdrop of coastal hills. This is one of the largest of the Pacifica sites discussed in this report.

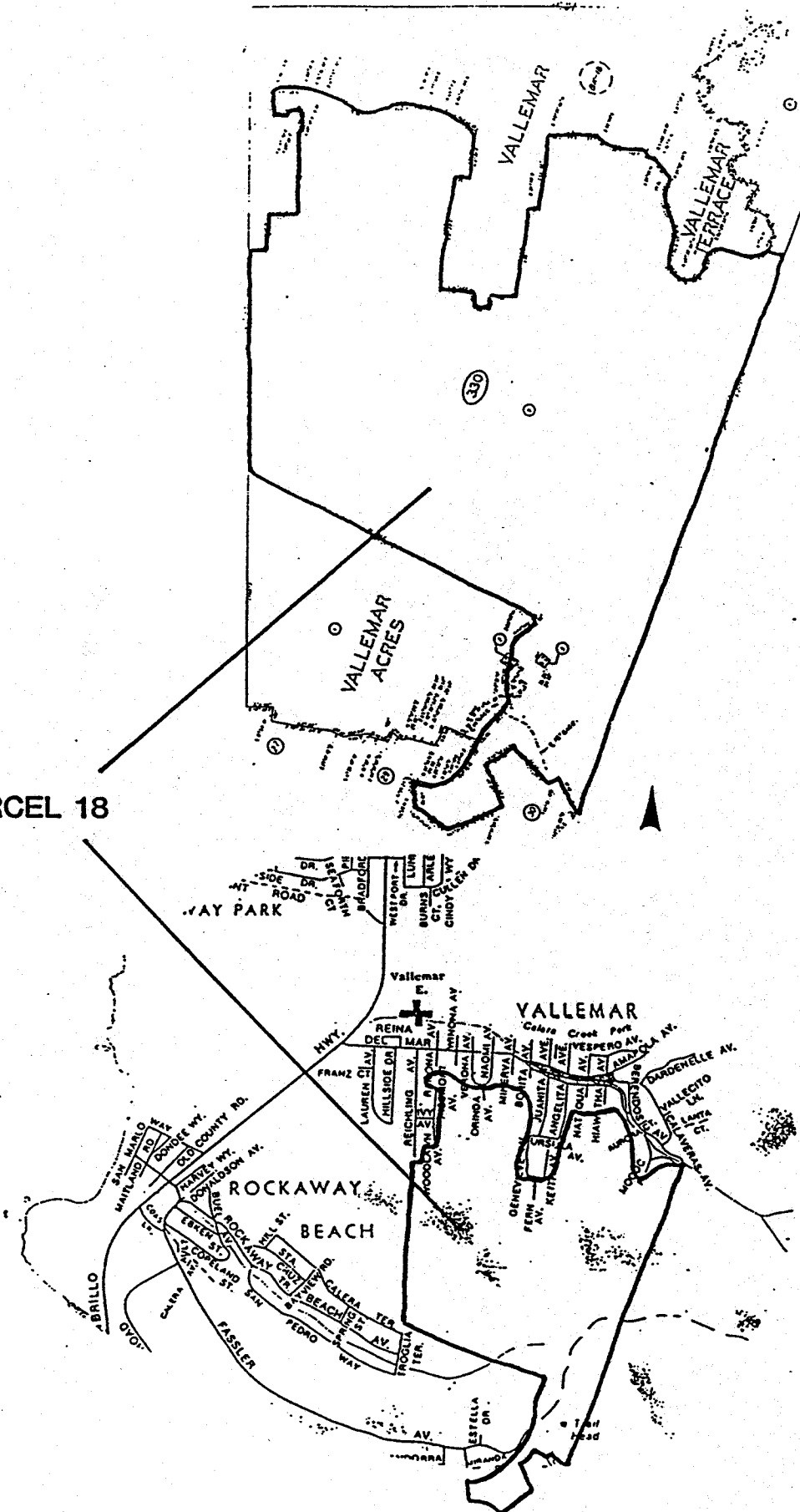
Cattle Hill is highly visible from many areas of Pacifica, particularly from south of Mori Ridge. Entering Pacifica from the north along Highway 1, Cattle Hill is the southernmost of the three east-west finger ridges that dominate the landscape and define Pacifica's network of hills, tying Sweeney Ridge to the beaches on the west. The eastern boundary of Cattle Hill abuts Sweeney Ridge GGNRA lands.

It is believed that Portola's party traveled north along San Pedro Beach to the headlands and then up Discovery Ridge to the San Francisco Bay Discovery Site on Sweeney Ridge. There is a locked gate at the easterly terminus of Fassler Avenue which gives access to this property. At this point, the suburban neighborhood ends.

The view from Cattle Hill offers a broad panorama of Montara Mountain on the south to San Francisco on the north. It looks down on the immediate neighborhoods of Vallemar on the north, Rockaway Beach to the west and Linda Mar-Park Pacifica to the south. The expanse of the Pacific Ocean on the west is balanced by Sweeney Ridge and the coastal mountains on the east.

The main portion of the ridge separates the Vallemar and the East Rockaway Beach neighborhoods. The uppermost portion of the main ridge area is still nearly in a natural condition. The main ridgeline area itself has a relatively narrow, level grassy top with steep slopes running down in a series of buttressing ridges demarked by swales. In general, vegetation is noticeably dense on north-facing slopes and heaviest in the many ravines and folds. The vegetation provides a habitat for the full range of flora and fauna locally found.

PARCEL 18





**slopes of Cattle Hill (Parcel 18) and Rockaway Valley (Parcel 19)
from East Rockaway Beach**

PARCEL NUMBER: 19

NAME: ROCKAWAY VALLEY

LOCATION: This valley fans out between Cattle Hill on the north and Discovery Ridge (Fassler Boulevard route) on the south. It provides a scenic undeveloped backdrop at the end to the small semirural community of East Rockaway Beach.

SIZE: 61.45 acres

ZONING/GENERAL PLAN DESIGNATION: A/B-5, HPD / Very Low Density Residential, Open Space Residential

A.P. NUMBER: 022-330-010

The valley is a beautiful, quiet, wind protected area. Rockaway Creek meanders through the valley and is flanked on either side by a dense growth of shrubs and trees on the valley floor, and is difficult to traverse. Songbirds and small wildlife abound in this seemingly undisturbed area.

From the upper slopes of the site there are views of the ocean, the valley floor and surrounding hills. The site itself is visible from upper Fassler Avenue and From Cattle Hill. From the eastern half of the Rockaway Beach neighborhood the upper slopes of the site are visible and form its backdrop of spacious hillsides.

Evidence of old dirt roads is mainly noticeable along the upper southern rim below Fassler Avenue and halfway up on the northern rim. The eastern upper reaches of the valley have several large slide pockets. The southeast corner of the valley, alongside and below the last house on the north side of Fassler Avenue, has visible evidence of both extensive fill and severe erosion channels.

The site has some trail potential because of its proximity to GGNRA park lands and access corridors. The site is City owned and is expected to be transferred to the GGNRA with two to three acres retained for a neighborhood park.

PARCEL NUMBER: 20

NAME: WESTERN EXTENSION FROM CATTLE HILL

LOCATION: East of Highway 1 between Vallemar and Rockaway Valleys, and west of Parcel Number 18.

SIZE: 109.2 acres

ZONING/GENERAL PLAN DESIGNATION: R-1/B-3, R-1/B-10, HPD / Open Space Residential, Low Density Residential, Prominent Ridgeline

A.P. NUMBER: 018-140-420, et al.

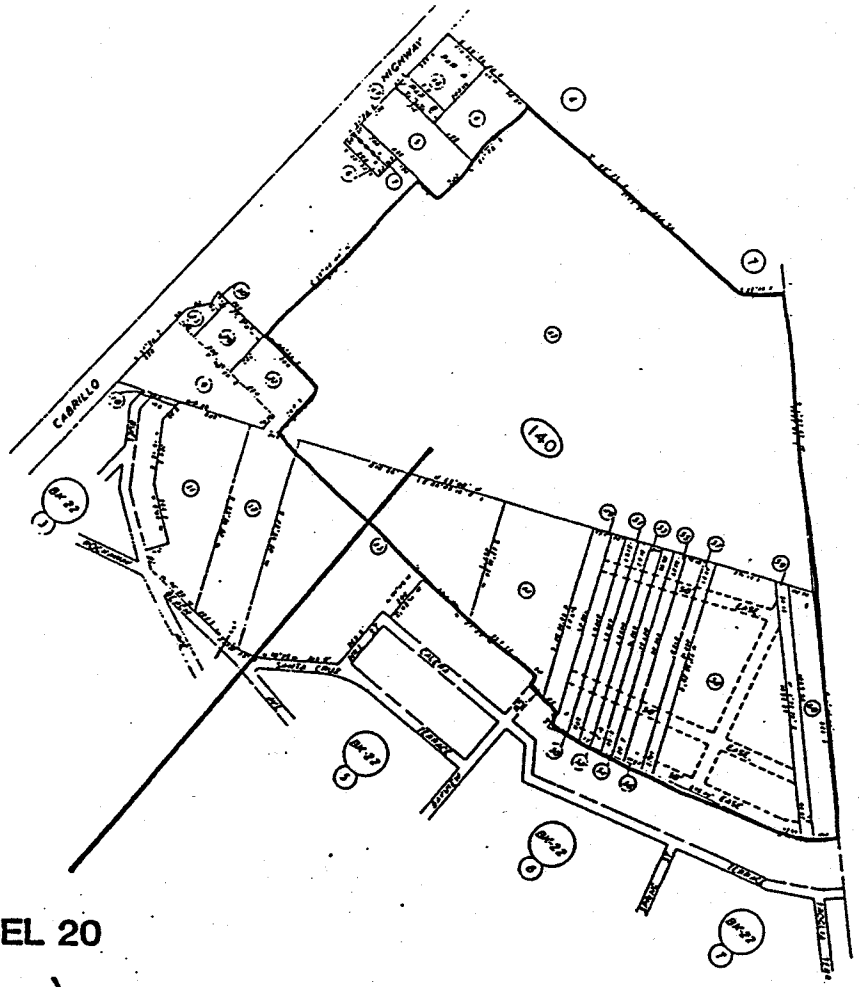
The western end of Cattle Hill consists of a small coastal valley with interlocking rounded hills flanked by two branches of the main ridge. Cattle Hill is one of Pacifica's major east-west ridges, and this is the westernmost portion of the ridge. It separates the Vallemar District from the East Rockaway neighborhood.

A seasonal creek threads through this highly visible natural gateway corridor leading up to the main ridge. Even though there has been some disturbance of the surface in the forefront of this valley, it is barely noticeable. Willows and lush vegetation fill the valley floor and much of the lower portions of the north-facing valley side.

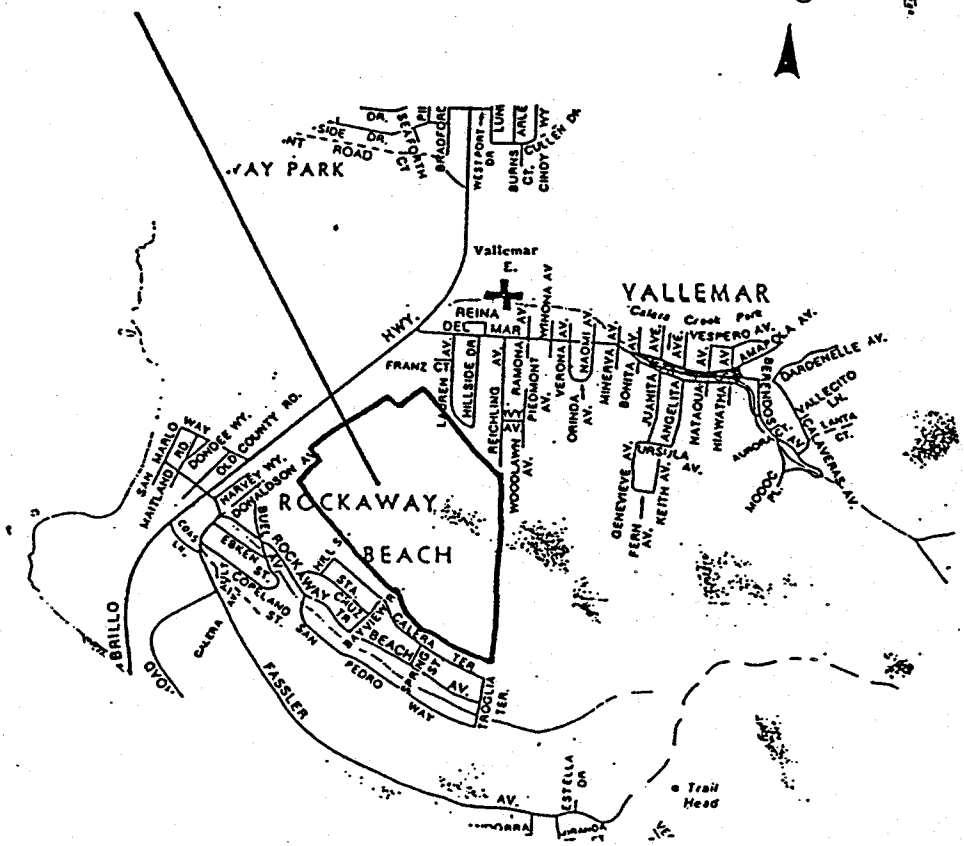
The area attracts songbirds, quail, occasional waterfowl, and on the high ridge vantage points, it was reputedly one of the favorite spots for the peregrine falcon. The uplifting sea breezes make for effortless free soaring for the red-tailed hawk. Evidence of red fox along with occasional mountain lion sightings add to this valuable natural valley scene.

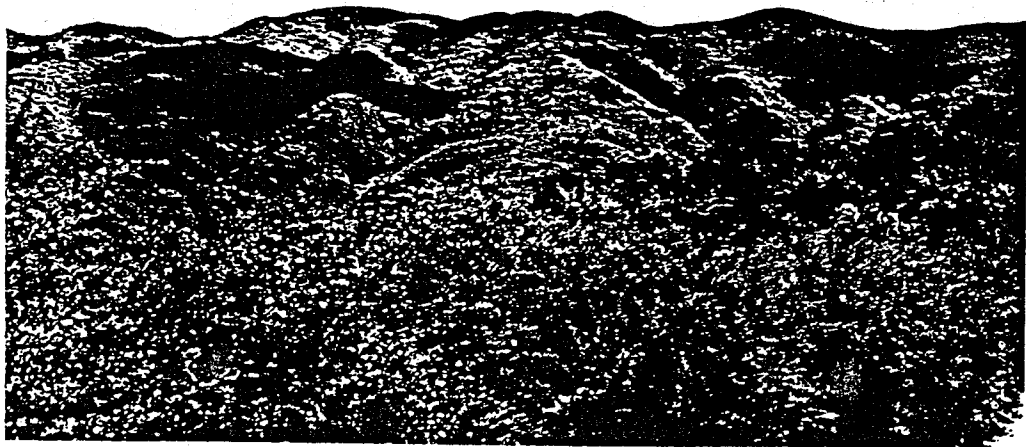
Located directly across from the quarry lands, it eases the visible transition from busy Highway 1 to the quiet upper reaches leading to Sweeney Ridge. Winding trails, many of grazing animal origin, combine with old fences from former ranch lands to create a pastoral scene visible from the new Rockaway Beach commercial area.

The Open Space Task Force has identified this parcel, along with the remainder of Cattle Hill to the east as candidates for GGNRA inclusion. Existing National Park lands lie to the east on Sweeney Ridge, and Cattle Hill provides a direct connection to Sweeney Ridge via the Baquiano Trail. Inclusion of Parcel Numbers 18 and 20 in the GGNRA would maintain the scenic integrity of Cattle Hill, as well as provide land for direct connections to Sweeney Ridge.



PARCEL 20





**south slopes of Cattle Hill (Parcel 18)
and its western extension (Parcel 20)**

PARCEL NUMBER: 21

NAME: SOUTH SLOPE ROCKAWAY

LOCATION: This parcel is located on the south slope of Rockaway Valley, bounded on the north by residences along the south side of Rockaway Beach Avenue, on the east by the Rockaway Valley, on the south by Fassler Avenue corridor north, and on the west by the junction of Rockaway Beach Avenue and San Pedro Way.

SIZE: 12+ ACRES

ZONING/GENERAL PLAN DESIGNATION: R/1 / Very Low Density Residential, Low Density Residential

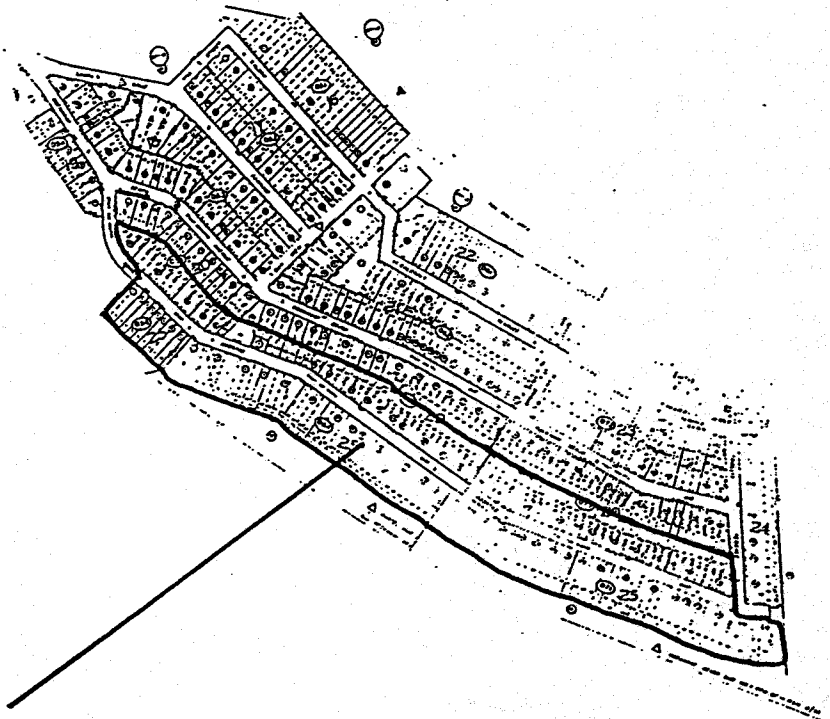
A.P. NUMBER: 022-055-(inclusive); 022-056-(inclusive);
022-064-(inclusive); 022-071-(inclusive)

This open hillside encompasses a linear parcel running behind the homes on the south side of Rockaway Beach comprised of many lots under separate ownership. The parcel is heavy with underbrush, plus a moderate growth of Monterey pines providing a habitat for red fox, opossum, skunk, raccoon, rabbits, and California crested quail. The forested hillside provides a canopy for songbirds and great horned owls, and nesting sanctuaries for the red-tailed hawk. The property contains an old construction road beginning at the fork of Rockaway Beach Avenue and San Pedro Way and extending eastward, gradually ascending the slope ending at Estella Drive off the eastern end of Fassler Avenue. Several deep ravines have evolved, making emergency vehicular access impossible.

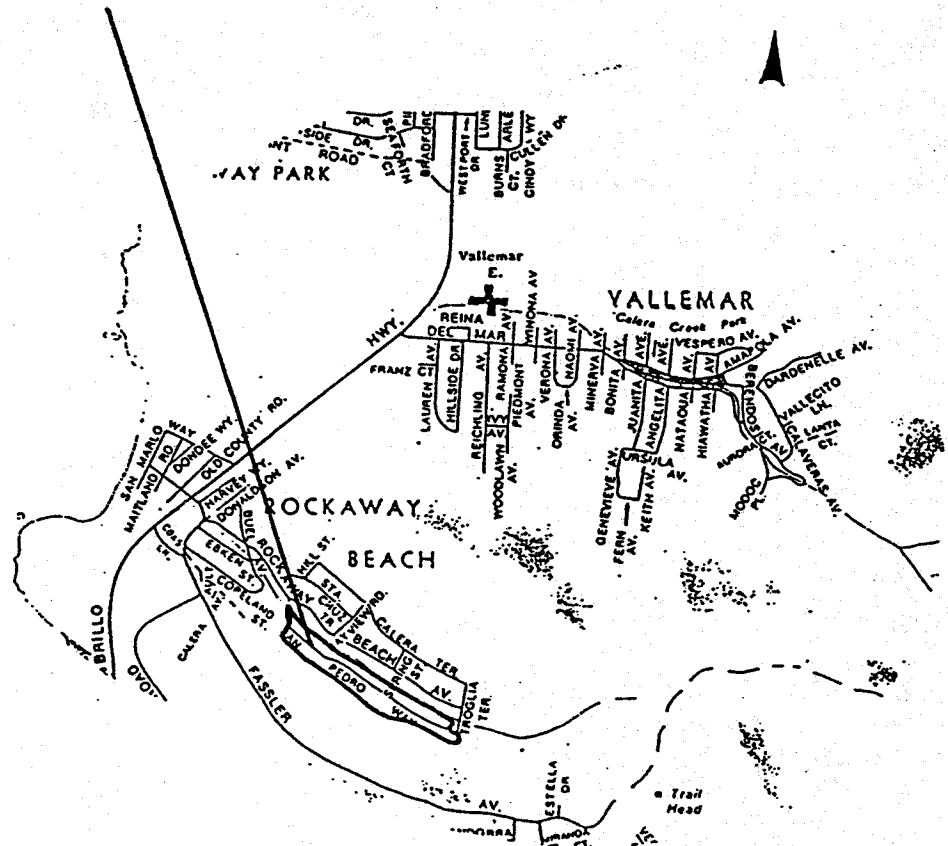
Many residents on the south side of Rockaway Beach Avenue have taken the opportunity to purchase individual lots along the south side of the Rockaway Beach Creek abutting their own residential lots. Many of these lots became extensions of backyards. From on site there are views of the Rockaway Valley and surrounding hillsides. The site is visible from the hillsides and ridgelines surrounding the site.

The site could be developed residentially. There are many gullies and ravines scarring this sloped area.

This parcel serves as a transitional zone between the developed Rockaway Valley and the ridgeline development along Fassler Avenue. A trail easement between the beginning of San Pedro Way at the westerly end of Rockaway Beach Avenue following the old temporary unimproved construction access cut to the Estella Drive intersection with Fassler Avenue could provide a valuable mix of greenbelt and recreational use. This would create an east-west corridor between the lower Rockaway Beach Valley near Highway 1 and extending both to the ridgeline at Fassler Avenue (adjacent to the access are to the GGNRA) and to the undeveloped eastern portion of Rockaway Valley, which is designated for a neighborhood park in the Open Space and Recreation Element of the City's General Plan. These particular parcels in the Rockaway Valley area deserve special consideration for their various open space values.



PARCEL 21





looking north beyond Cattle Hill (Parcel 18)

PARCEL NUMBER: 22

NAME: FASSLER ROCK

This parcel has been removed from the Open Space Task Force Report.

PARCEL NUMBER: 23

NAME: SOUTH ROCKAWAY BEACH

LOCATION: This ocean front parcel, which includes the beach, is the southernmost part of West Rockaway Beach and borders the north side of Rockaway Headlands. Highway 1 runs along the easterly border.

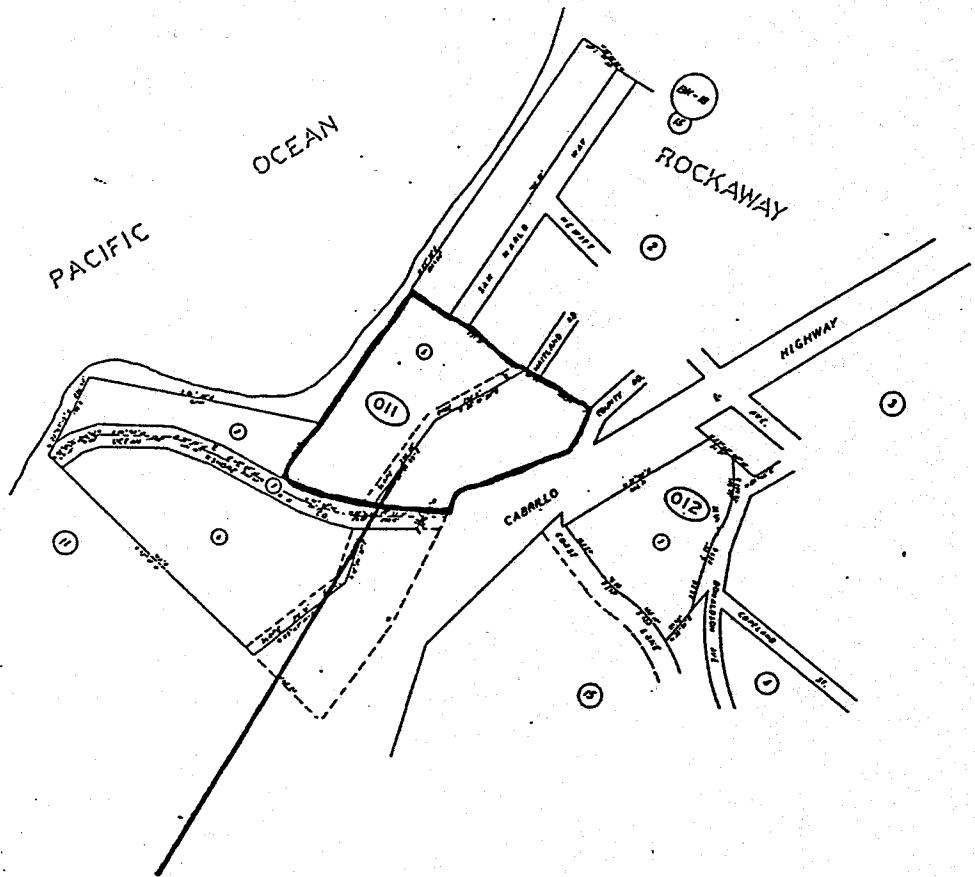
SIZE: 5.22 acres

ZONING/GENERAL PLAN DESIGNATION: C-R, HPD/Commercial

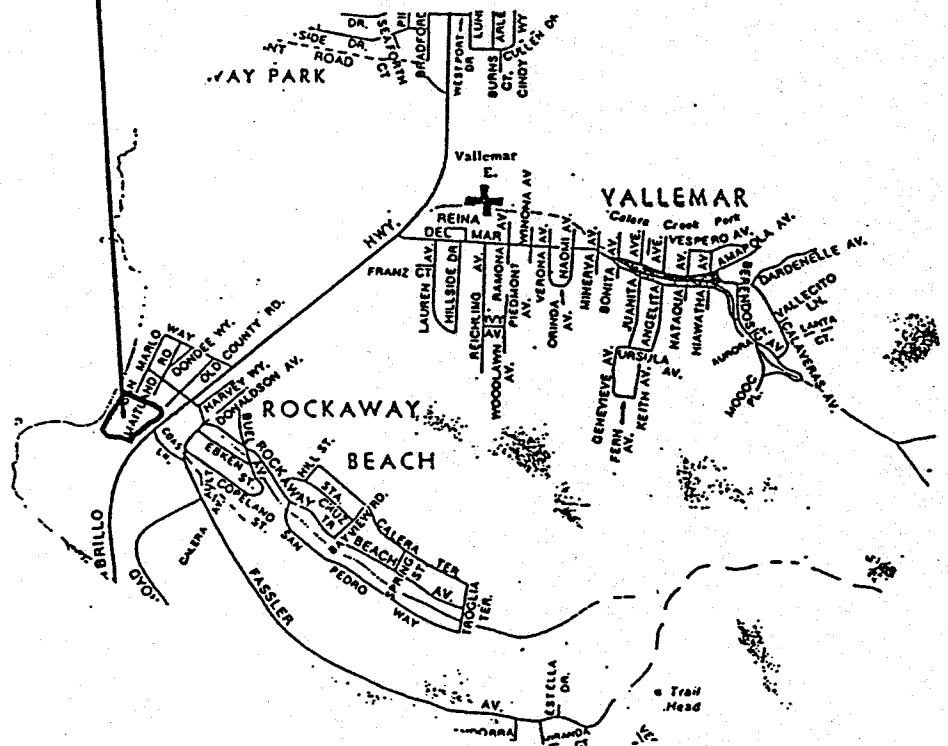
A.P. NUMBER: 022-011-050

This parcel is in the foreground view of the ocean for the thousands of motorists daily traveling this stretch of Highway 1. This parcel is situated adjacent to the commercial development on the north, the headlands on the south, Highway 1 on the east, and the Pacific Ocean on the west.

Rockaway Beach is rated as an advanced surfing beach and thus provides visitors with additional viewing interest. Current plans are in progress for the additional access to this area of a pedestrian bridge connecting Nick Gust Way to this parcel crossing Rockaway Creek. Part of the new pedestrian pathway connecting the Rockaway area to the north with the Pacifica State Beach to the south will cross this property.



PARCEL 23



PARCEL NUMBER: 24

NAME: ROCKAWAY HEADLAND

LOCATION: This prominent coastal headland is located south of the West Rockaway Beach neighborhood, north of San Pedro Beach and west of Highway 1. The rocky promontory is the western end of the east-west Fassler Avenue ridgeline and rises high above the surrounding areas.

SIZE: 20 acres

ZONING/GENERAL PLAN DESIGNATION: A/B-5, C-R, HPD / Special Area

A.P. NUMBER: 022-011-020, 022-011-060, 022-011-070, 022-110-010,
022-110-050, 022-110-060, 022-110-070

The headland is a landmark landform that is visible from many areas in the southern part of Pacifica.

The views are expansive from the north and south slopes and from the crest of the hill, offering panoramas of the coastline, tide pools and offshore rocks, and a sweeping view of the hills to the east. Along the western edge of the headland are steep cliffs covered with large areas of succulents and various other flora. Below are remnants of the ledge that once was the roadbed of the Ocean Shore Railroad that skirted around the headland. Although some areas on the top of the headland are barren and subject to erosion, most of it is grassy and rich with many varieties of flora, including Red Maids and Rockcress. The rare Douglas Wallflower flourishes on the north slope, and any development of this site will require special study of the Wallflower population and consideration of measures necessary to protect the species.

The slopes up the sides of the headland are steep with some severe erosion. Vehicular access would be extremely difficult from any side. The land is fragile and highly susceptible to erosion from uncontrolled uses. Rockaway Headland's primary recreational use should be for ocean viewing and contemplation from carefully designed trails and vista points.

This land is a necessary link in a continuous coastal trail. There is a sandy social trail from Rockaway Beach. There will be a formal foot trail from Pacifica State Beach to Rockaway Beach as part of a recreational master plan for the beach area. This trail will protect the fragile marshland at the north end of Pacifica State Beach. Because of the dangerous western slopes of the headland, direct access to the shore in that direction should be discouraged.

Many years ago the City Council recommended to the State Department of Parks that this area be purchased as a continuation of Pacifica State Beach. This fragile area needs to be protected. If thoughtfully planned, the headland can remain for generations as an extraordinary ocean overlook and a beautiful portion of a coastal hiking trail.

PARCEL NUMBER: 25

NAME: FASSLER AVENUE CORRIDOR NORTH

LOCATION: This narrow section of land fronts along the north side of Fassler Avenue from Copeland Street on the west to the condominiums on the east and spans the hillside down to the homes in Rockaway Beach.

SIZE: 37 acres

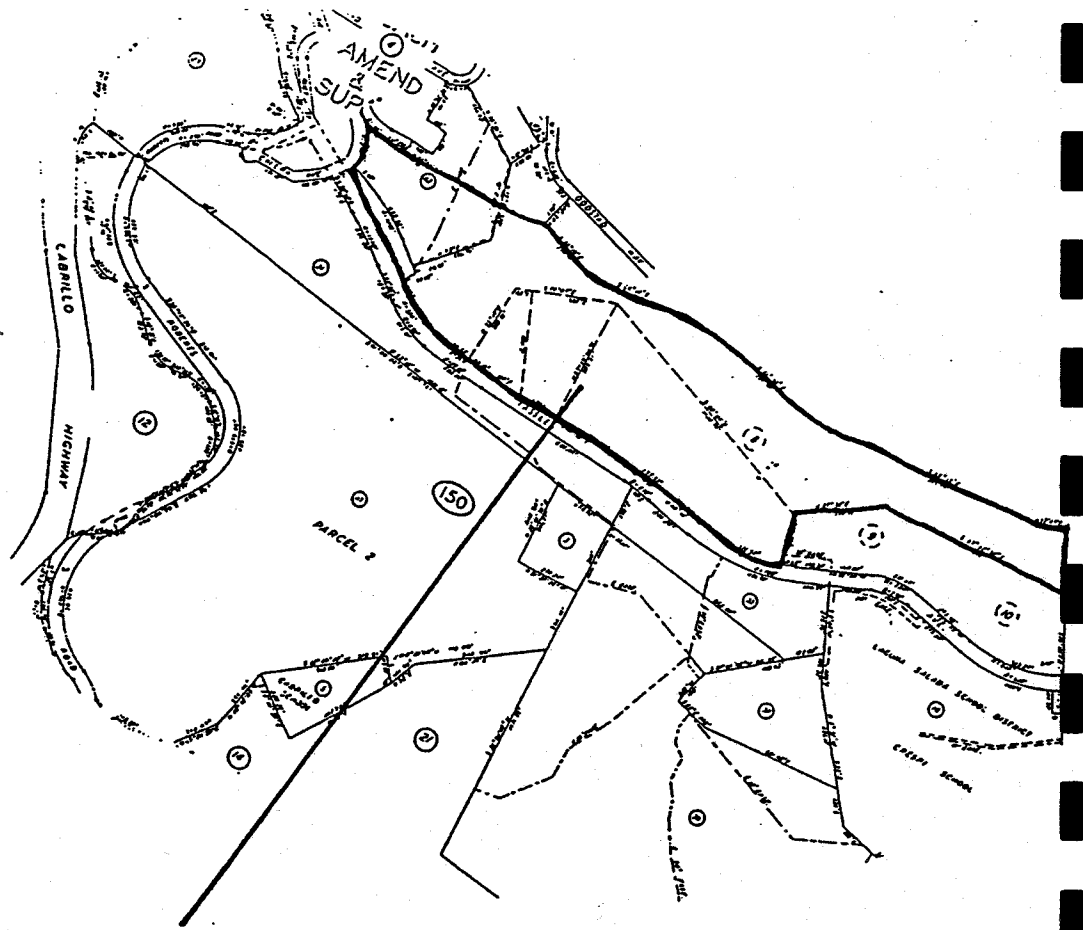
ZONING/GENERAL PLAN DESIGNATION: P-D, HPD / Open Space Residential

A.P. NUMBER: 022-083-010, 022-083-120, 022-083-040, 022-150-430

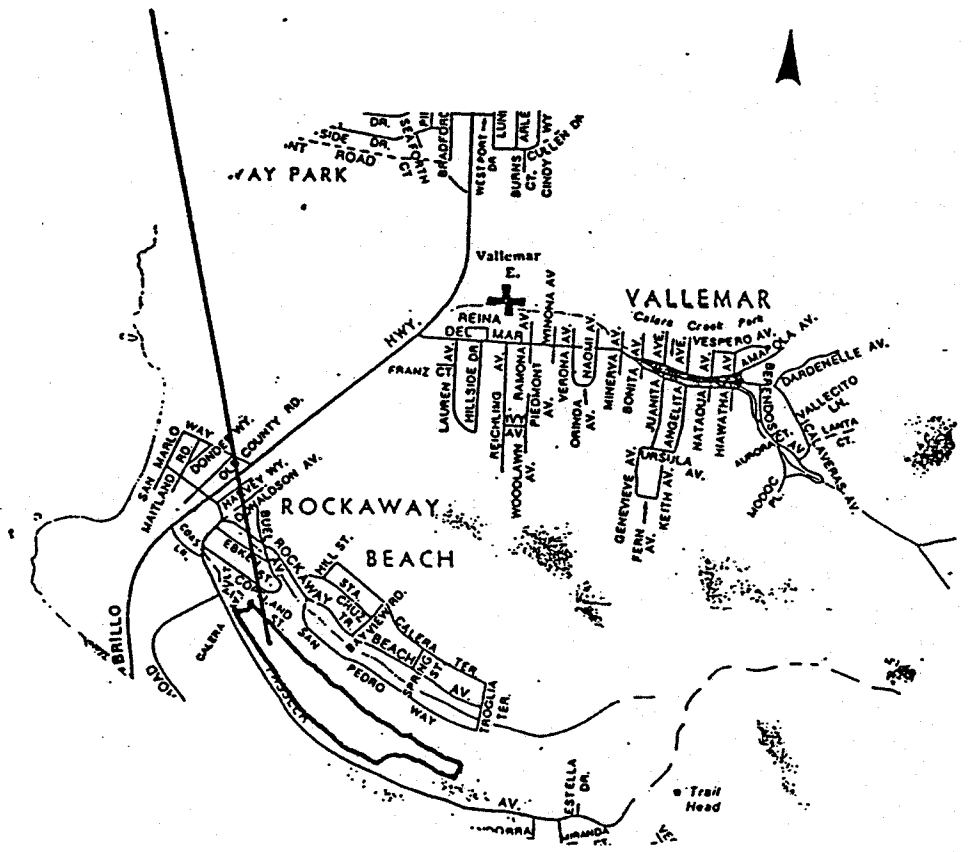
This site contains a varied terrain with some flat and some gently rolling areas adjacent to Fassler Avenue and some steep slopes on the north. At the southwest end of this site is a small rocky knoll which rises steeply above Fassler Avenue and slopes down to the north along Copeland Street. East of the knoll, a strip of land runs level, rising gradually to the east, for some 50 yards along Fassler Avenue. The rocky knoll bears a rich spring lily growth which includes a large strand of soap plant. A dirt roadway crosses this strip of land from Fassler Avenue to an old wooden water tank which sits on a graded level area overlooking Rockaway Beach. About midway along Fassler Avenue the land drops sharply away from the road into a bowl shaped meadow which contains a south to north well-watered gulch. The water originates from a large conduit running beneath Fassler Avenue (which may be spring-fed since it has no obvious source of water) and empties into Rockaway Creek. The bowl area is north-facing, moist and lush. The gulch is densely surrounded by creek willows and elders. It is home to a variety of spring wildflowers, grasses, trees, bushes, and vines.

On the east the bowl area rises to the sharper contours of the north face of an old quarry. The old roadbed of Sea Bowl Drive parallels Fassler Avenue along the eastern portion of the site. The eastern end of the land is heavily disturbed by the quarry and the old roadbed.

The site is visible from Fassler Avenue and from the hills above the land. It is also visible from below, including the Rockaway Beach neighborhood and the coastal area along Highway 1. Fassler Avenue ridge, including this land, is one of the east-west finger ridges visible from Highway 1 when entering Pacifica from the north.



PARCEL 25





**north slope of Parcel 25
and west slopes of Rockaway Valley (Parcel 19)**

PARCEL NUMBER: 26

NAME: FASSLER AVENUE CORRIDOR SOUTH

LOCATION: This parcel is bounded on the north by Fassler Avenue, on the east by the Saltaire Subdivision, on the south by the northern perimeter of the Linda Mar neighborhood and Cabrillo Elementary School, and on the west by Roberts Road.

SIZE: 193 acres

ZONING/GENERAL PLAN DESIGNATION: A/B-5, P-D, HPD / Open Space Residential, Prominent Ridgeline

A.P. NUMBER: 022-150-030, 022-150-310, 022-150-330, 022-150-370, 022-150-420 (partial)

At the western end of the site, the property rises steeply toward the east above Roberts Road to a height of up to 100 feet where it levels off continuing in a steady rise toward the two water tanks located on the eastern edge of the property. From Fassler Avenue the land slopes gently from the northwest to the more abrupt contours of the former limestone quarry on the eastern portion of the property.

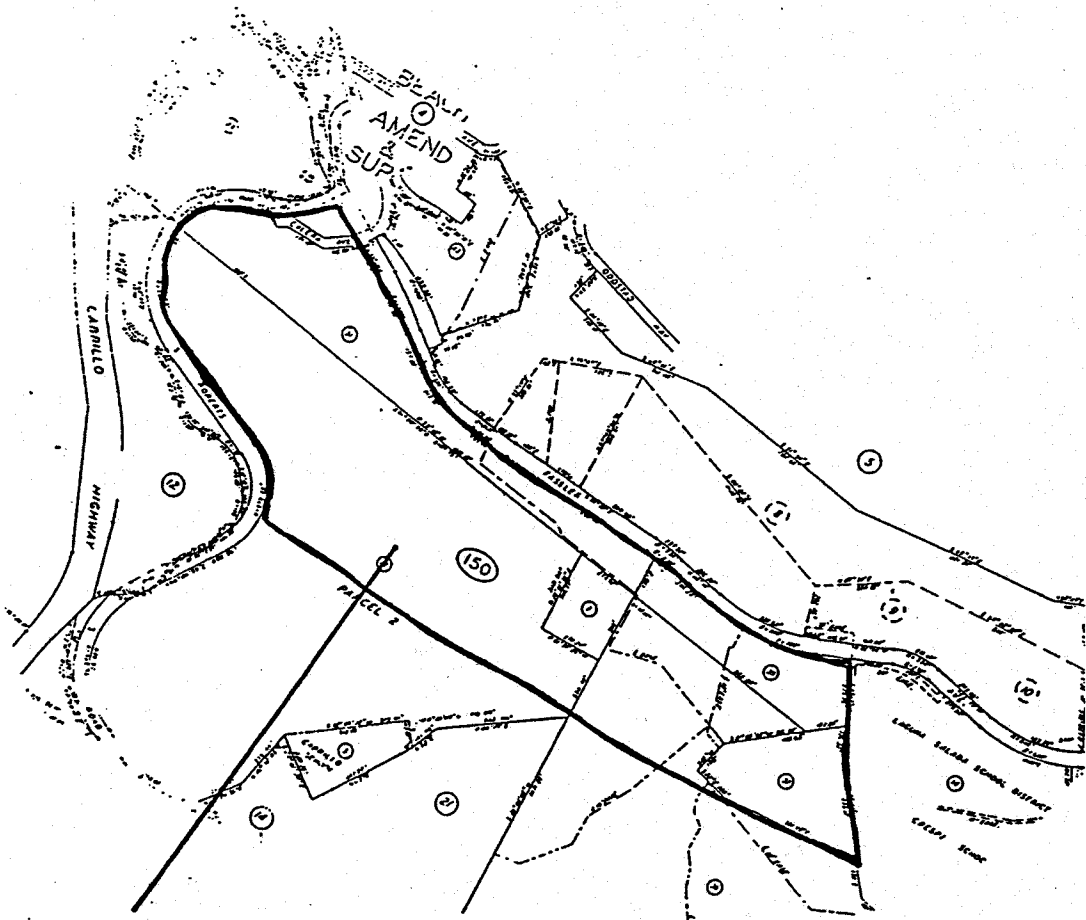
After the quarry operation ceased a number of years ago, Fassler Avenue was built replacing Sea Bowl Drive with an improved, straightened, and extended alignment through the center of the old quarry. A portion of the old Royce Quarry roadbed still exists on this property.

The eastern half of the land is heavily disturbed, initially from the quarry operation, the installation of the water tanks, and more recently from use by all-terrain vehicles (ATV) from the water tanks down the slope westward just short of Roberts Road.

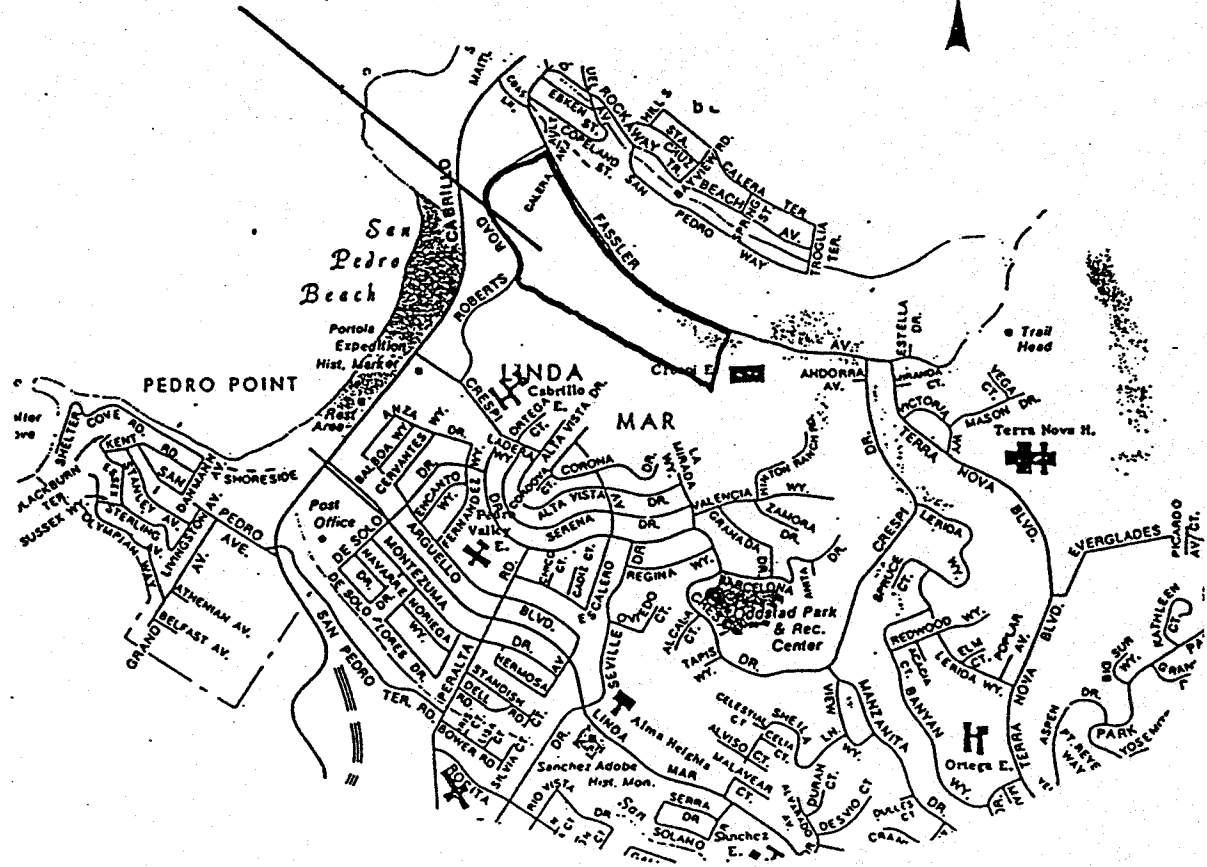
The southwest facing slope gives way to a deeply eroded, gullied hillside above Cabrillo School.

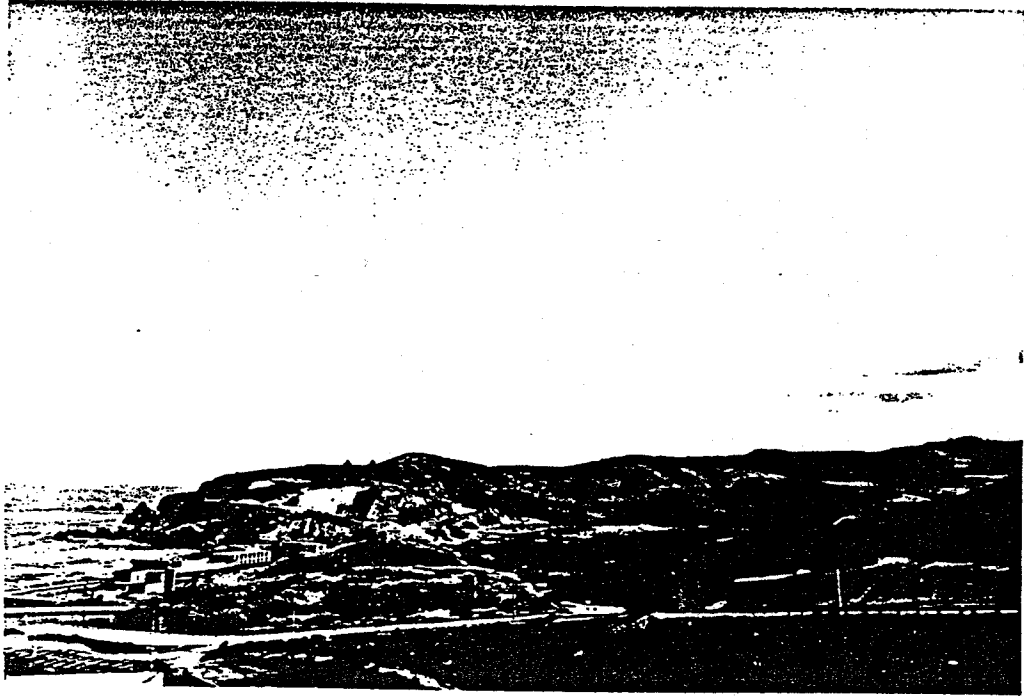
This parcel has a view of the ocean on the west and Montara Mountain to the south. The site can be seen from the Rockaway Beach area and from the front of the Linda Mar Valley and Highway 1. This parcel, along with Parcel Number 25 adjacent to it on the north side of Fassler Avenue, divides the Linda Mar and the East Rockaway Beach neighborhoods.

The path of the Portola Expedition on its way to the discovery of San Francisco Bay in 1769 crosses this property, and therein lies the primary historic value of the site. Other historic elements include a portion of the old Coast Highway roadbed and a quarry site.



PARCEL 26





looking north from Parcel 26

PARCEL NUMBER: 27

NAME: ROBERTS ROAD KNOLL

LOCATION: This parcel is bordered on the west by Roberts Road which curves around to the northwest, and shares a north and northeast boundary with Parcel Number 26 and a common boundary on the south with the Saltaire Development.

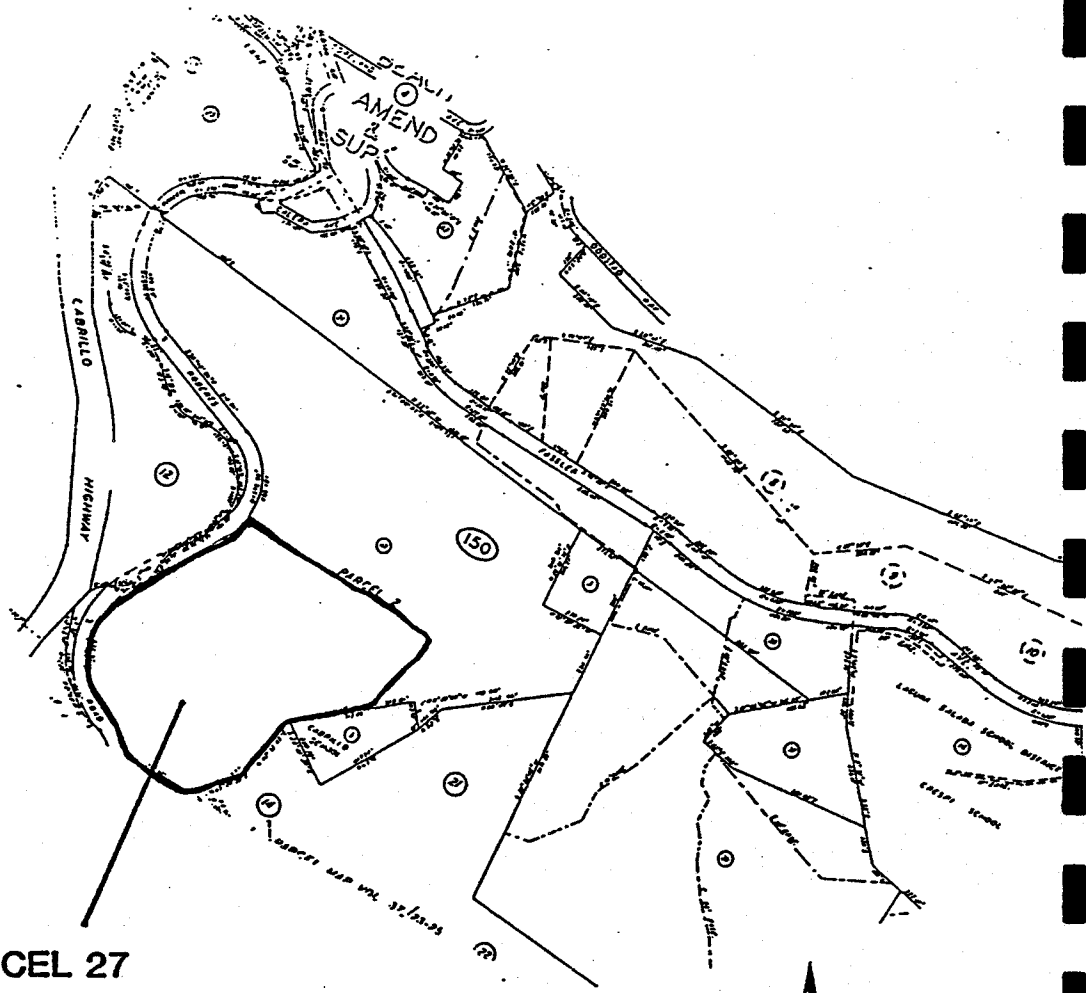
SIZE: 17 acres

ZONING/GENERAL PLAN DESIGNATION: P-D, HPD/Open Space Residential, Very Low Density Residential, Prominent Ridgeline.

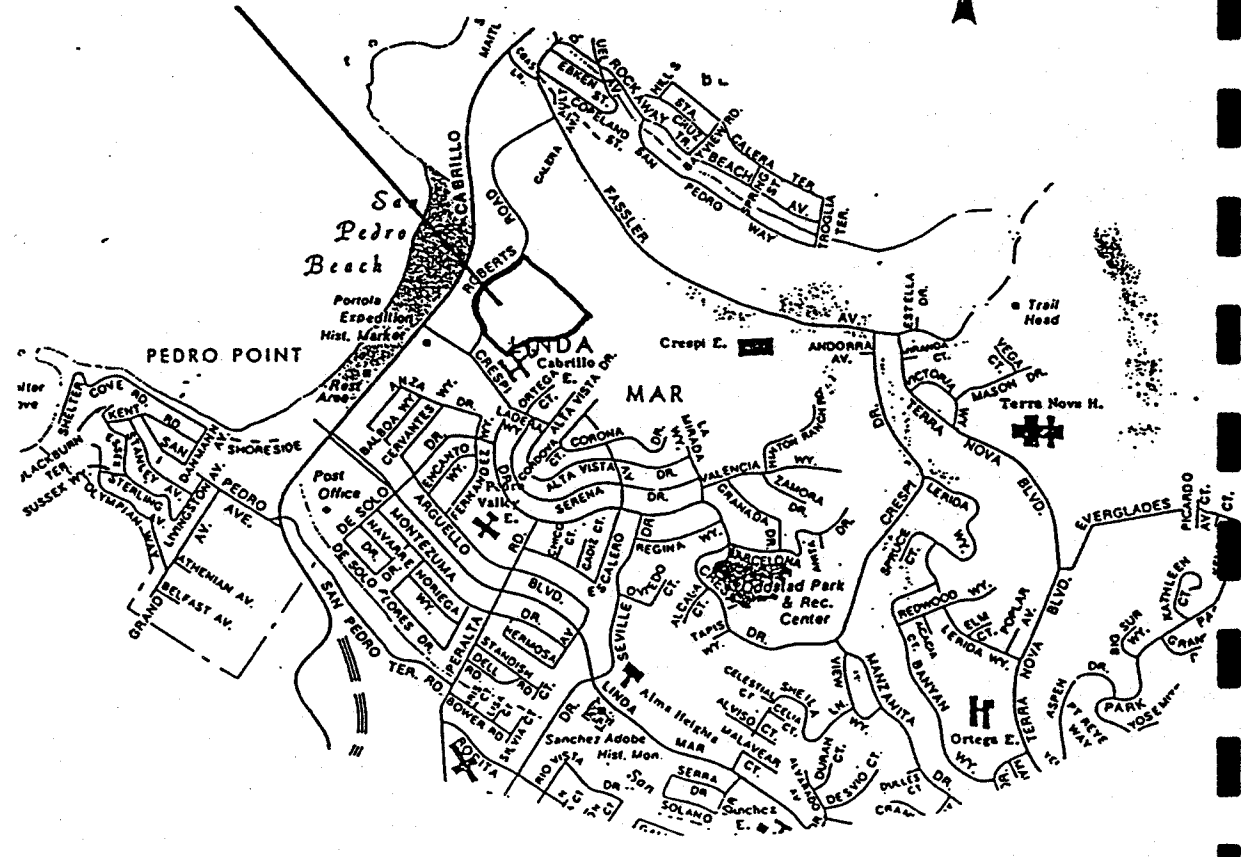
A.P. NUMBER: 022-150-420

This property is a short western finger ridge extension of Parcel Number 26. The land rises steeply from Roberts Road and the Cabrillo School to a height of approximately 60 feet above the roadbed where it levels off, continuing in a more gentle slope to where this property joins Parcel Number 26. The south face is deeply scarred by eroded gullies. The northern face is also eroded. A few Monterey cypress dot the south face. The remainder of the hill has a ground cover of grasses and other south-facing coastal scrub plant communities with low growing shrubby plants and creek willows confined to the gullies.

The parcel is visible from the front of San Pedro Valley all the way from the southern City limits up to Crespi Drive at Highway 1. It is a prominent feature from the Linda Mar Shopping Center area and is, of course, visible from Roberts Road. The site offers views of the ocean, Pedro Point, the Linda Mar area and Montara Mountain.



PARCEL 27





looking south toward Cattle Hill and Mori Ridge

PARCEL NUMBER: 28

NAME: PICARDO RANCH

LOCATION: Picardo Ranch is located in back of Terra Nova High School. The entrance to the ranch is from a small paved stub street (Picardo Court) off of Everglades Drive. The ranch is bordered on the east by Park Pacifica, on the north by GGNRA Sweeney Ridge parklands, and on the west by undeveloped land in private ownership. The ranch formerly included lands to the south of its present boundary which is now the site of Terra Nova High School.

SIZE: 166.61 acres

ZONING/GENERAL PLAN DESIGNATION: A/B-5, HPD / Special Area, Open Space Residential, Very Low Density Residential, Prominent Ridgeline

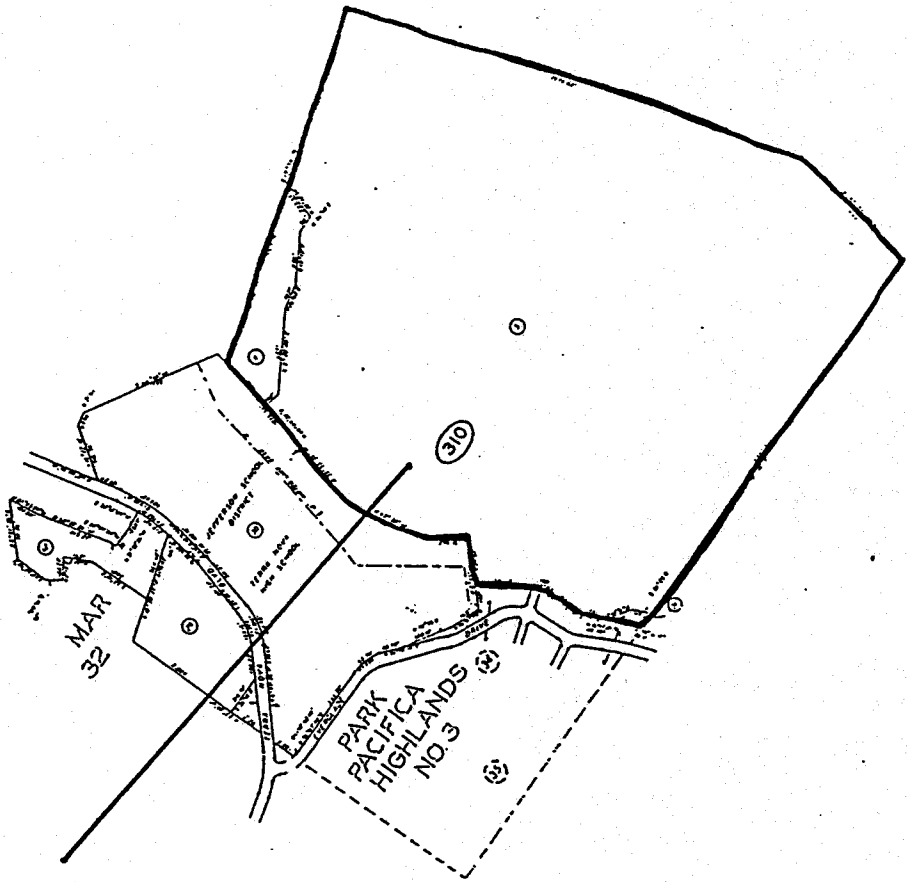
A.P. NUMBER: 022-310-050

The Picardo Ranch is a picturesque coastal ranch. It is a perfect cameo of coast agriculture with its collection of ranch house, barn, and outbuildings nestled in a small fertile valley. The ranch also contains a small orchard and clusters of pine and eucalyptus trees with grazing horses in the uplands framed by the protective coastal hills. The ranchlands include the scrub-covered hillsides which rise steeply from the valley floor.

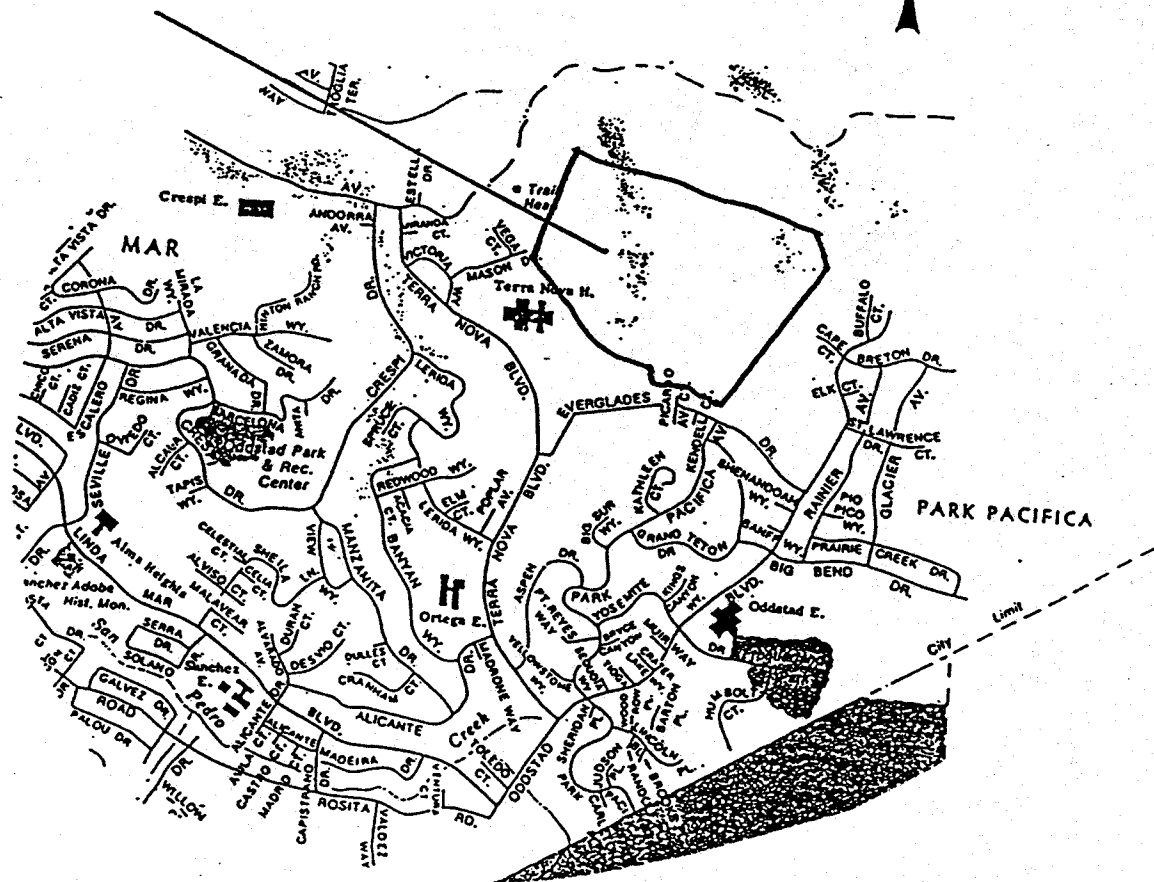
The ranch property with its dirt road and rural look borders suburban housing and is adjacent to the higher ridges in the background.

There has been very little alteration of the hillsides. Only a winding fire lane and utility access road traverse halfway around the rim of the hills.

Federal park plans call for the Baquiano Trail (the Portola Discovery Trail) to run from the end of Fassler Avenue along the northern boundary of the Picardo Ranch to Sweeney Ridge.



PARCEL 28





end of Dardenelle with Sweeney Ridge beyond

PARCEL NUMBER: 29

NAME: PARK PACIFICA STABLES

LOCATION: Street address - 650 Cape Breton Drive. Located on a cul-de-sac at the eastern end of Cape Breton Drive.

SIZE: 18.80 acres

ZONING/GENERAL PLANT DESIGNATION: C-R, HPD / Special Area

A.P. NUMBER: 018-170-060

Surrounded on three sides by the GGNRA Sweeney Ridge property, Park Pacifica Stables provides private equestrian access to the park. With modern, well-maintained boarding facilities for approximately 125 horses, Park Pacifica Stables is a unique recreational and education resource. It affords many young Pacificans an opportunity to learn responsibility through animal husbandry, while providing adults with recreational opportunities including dressage, trail riding, steer roping, and jumping events.

The stables also provide a community-wide commercial/recreational resource. During summer months, a series of schooling shows are held at the stable, drawing participants from outside Pacifica. In the past, annual professional rodeo events were held there. Weekly steer roping contests are held which also draw participants from neighboring communities.

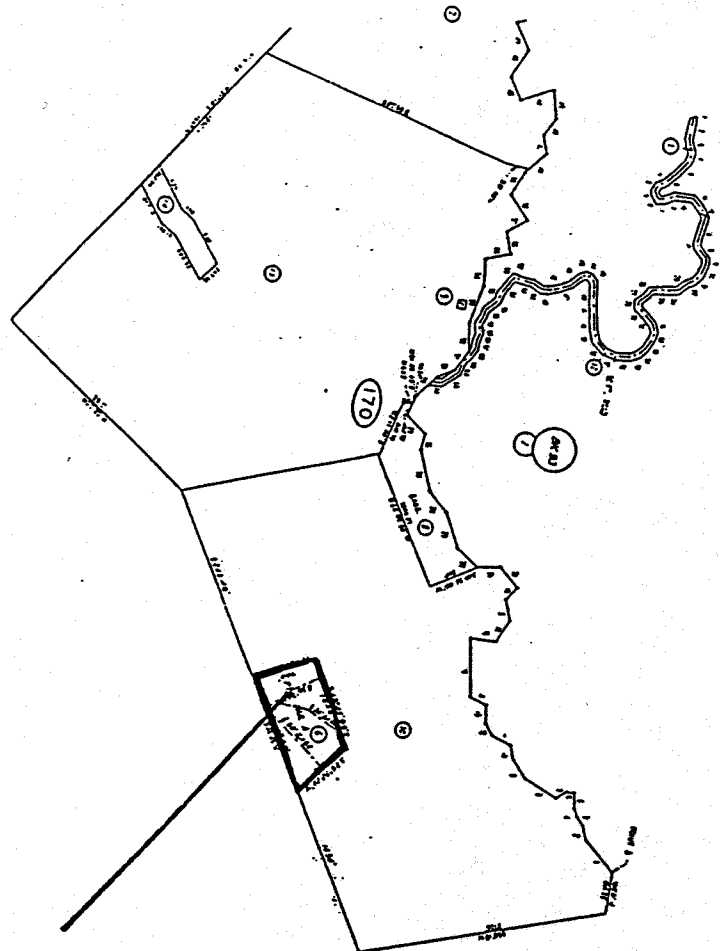
The parcel consists of several acres of well-graded land surrounded on three sides by steeply sloping and rugged terrain. The area is split between two benches set into the hillside, differing in elevation by approximately 15 feet. Two unpaved but well-graded roads connect these benched plateaus. The lower bench is level with the terminus of Cape Breton Drive.

Existing development of the parcel consists of: two large barns; a restaurant/office building constructed in early Western motif; a covered arena and two outdoor areas, one of which is event size; several utility sheds; and a cattle holding pen at the rear of the property. Several open concrete culverts are present to carry storm runoff to City storm drains. A level area is maintained for long-term trailer parking for boarders and day use parking for boarders and visitors. The current owner has placed a modular residence the property adjacent to existing development on Cape Breton Drive.

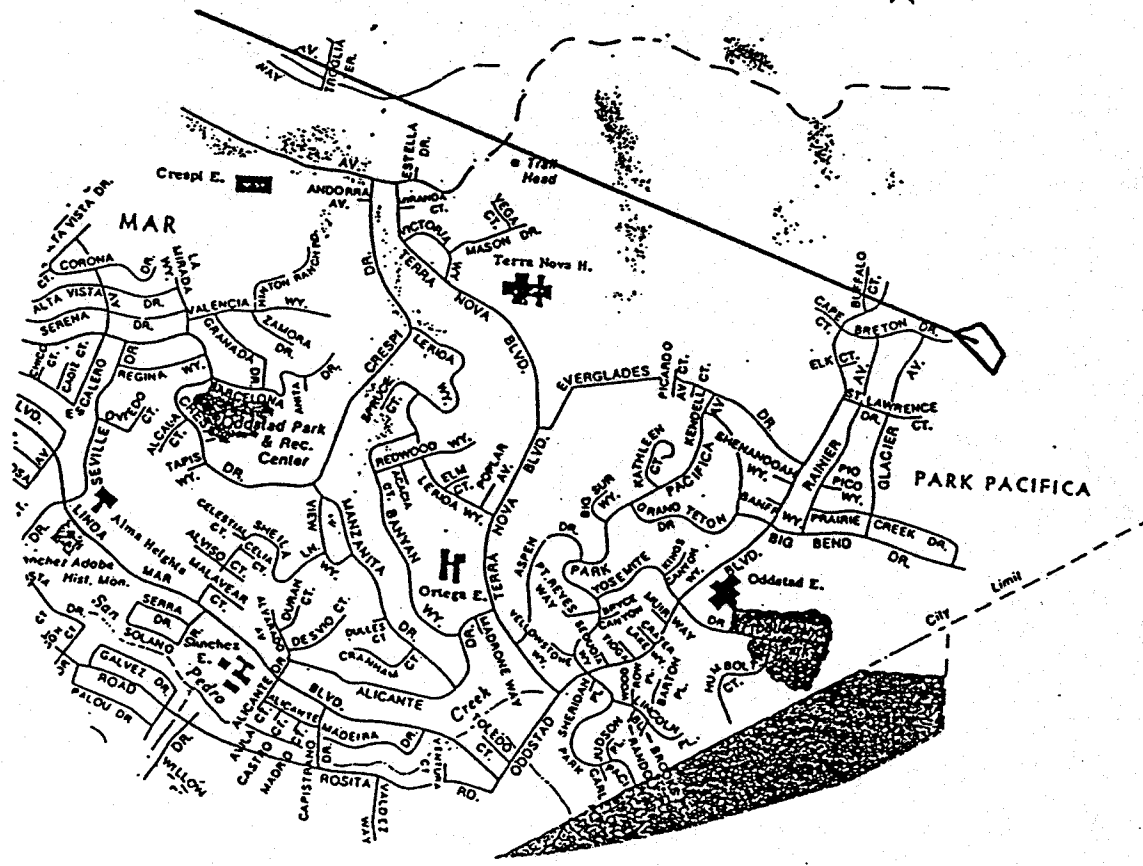
During the 1982 storm season a landslide occurred on the southern side of the parcel, without causing significant damage. Minor mudslides have occurred at other points around the property during that and other storm years.

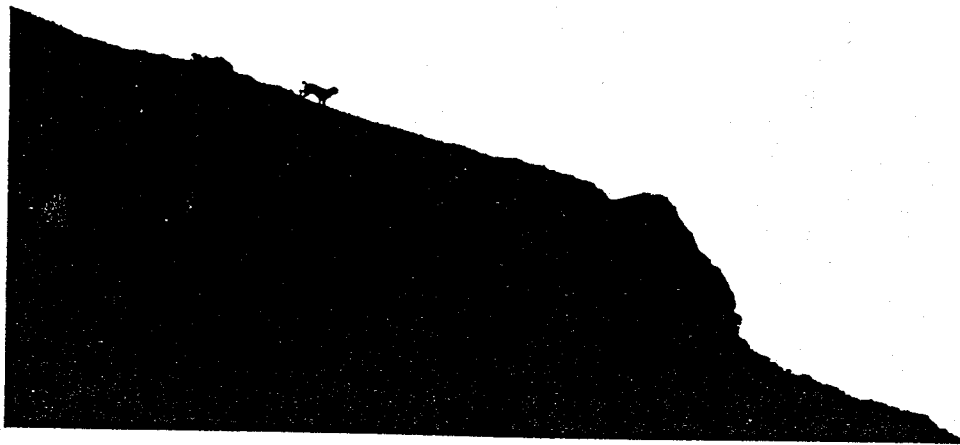
Preferred use of this property is in its current occupancy. In this use, it is one of the few remaining equestrian facilities on the coastside and provides a valuable adjunct to the national recreation area. Any alternate development of this property should at a minimum preserve the trailhead, together with adequate parking facilities for day users, including equestrians.

It is extremely unlikely that the City or other government agency would require this property and continue to operate it in its current usage. There is, however, precedent for such land to be government owned with concession rights for the equestrian facilities leased to a private operator. Such facilities are operated in Yosemite National Park, among others. Given that the property is contiguous with GGNRA land, there may be a possibility of merging it with the GGNRA under those conditions.



PARCEL 29





a Pacifica ridge

PARCEL NUMBER: 30

NAME: PACIFICA STATE BEACH
(LINDA MAR BEACH/SAN PEDRO BEACH)

LOCATION: Bound on the south by the eroding cliffs of Pedro Point, on the east by Highway 1, on the north by sandstone of the Rockaway headland, and on the west by the Pacific Ocean.

SIZE: 37 acres

ZONING/GENERAL PLAN DESIGNATION: P-D, P-F, C-R, A/B-5 / Special Area, Sandy Beach

A.P. NUMBER: 022-130-(inclusive); 022-161-(inclusive);
022-191-(inclusive)

This lovely shallow bay offers a safe, gently sloping beach that provides recreation for thousands of people every year. Pacifica State Beach is considered the outstanding beach location in northern California for beginning surfers and is growing in popularity and use including surfing competition. The easy accessibility of this expansive beach makes for a constant scene of human activity, from the lone stroller, to the occasional horseback rider, a few fishermen a dozen or so surfers, picnicking family groups, and in hot weather, hundreds of surf-and-sun loving people.

Near the south end of the beach, San Pedro Creek empties into the ocean. The creek mouth is a rich wildlife habitat. In the sandy flats near the creek, butterneck clams are sought during the low tides. The steelhead trout use the mouth of San Pedro Creek. In fact, San Pedro Creek is one of only six steelhead spawning streams on the coast of San Mateo County, and is one of only two protected spawning grounds along the coast. It is the few dozen yards of fresh water mix, providing the critical acclimatization area for the transition of these anadromous fish from salt to fresh water.

Along the edge of San Pedro cliff, fishers, divers, and tidepoolers search for sea life - including, crab, mussels, and many varieties of fish as well as sea kelp. On the northern part of the beach a small marsh survives with its lush, fertile collection of flora and fauna. The beach also supports a small population of mollusks. San Pedro Bay is an area of abundant natural treasures.

Along Highway 1, an attractive stretch of sand dunes acts as a buffer between the busy highway and the beach. Within the sand dunes is habitat for the snowy plover, a protected species. These sand dunes are well stabilized with established communities of beach plants atop them, suppressing the flow of sand onto the highway during windy weather.

Driving south along Highway 1 immediately past the Rockaway Headland, travelers are treated to a sweeping view of San Pedro Bay and the beach. Other vantage points include San Pedro Point, Roberts Road, west-facing hillsides in Linda Mar and the Rockaway Headland itself. It is the most visible beach area from Highway 1 in Pacifica.

Views from the beach include the bowl of coastal hills surrounding San Pedro Valley including Pedro Point and Montara Mountain. Pedro Point and Rockaway Headland bracket the beach presenting a never-ending panorama of wave action.

During minus tides the beach is a flat expanse with ocean currents rippling through sand channels and curling against other paths of water to form cascading fountains that appear and disappear as the water comes and goes. During these low tides beach strollers can walk out into the bay, enjoying a unique perspective of the point and the headland.

The Pacifica State Beach area has multiple public and private ownership and uses, including an approximately 2-acre section of excess Caltrans right-of-way at the southern end adjacent to San Pedro Creek. After many years of citizen efforts, a major portion of the beach was purchased by the State of California and rechristened "Pacifica State Beach". The beach is within the authorized boundaries of the GGNRA, a cooperative agreement between Federal State and local government to ensure coordinated planning and management would best protect this important resource.

In 1990 the City of Pacifica prepared the Pacifica State Beach General Plan which was subsequently approved by the California State Park and Recreation Commission. The plan seeks to maximize the protection of the remaining beach and creek areas, and provide for the enjoyment of Pacifica State Beach for all users.

Only with continued citizen participation will the objectives of the Pacifica State Beach Master Plan be met.

PARCEL NUMBER: 31

NAME: CRESPI DRIVE AND HIGHWAY 1

LOCATION: This rectangular parcel is bounded on the west by Highway 1, Pacifica State Beach and the ocean, on the north by Crespi Drive, on the east by the Pacifica Community Center, and on the south by the Linda Mar neighborhood residences on Anza Drive.

SIZE: 2.4 acres

ZONING/GENERAL PLAN DESIGNATION: M-1 / Parking

A.P. NUMBER: Book 22, Page 16, no parcel number

The site is in a developed area on the northern side of the mouth of San Pedro Valley. To the north of the site is a portion of the coastal hills that rim the valley. The northern portion of the site is developed with a Caltrans "Park & Ride" area called "Placa de Catalunya."

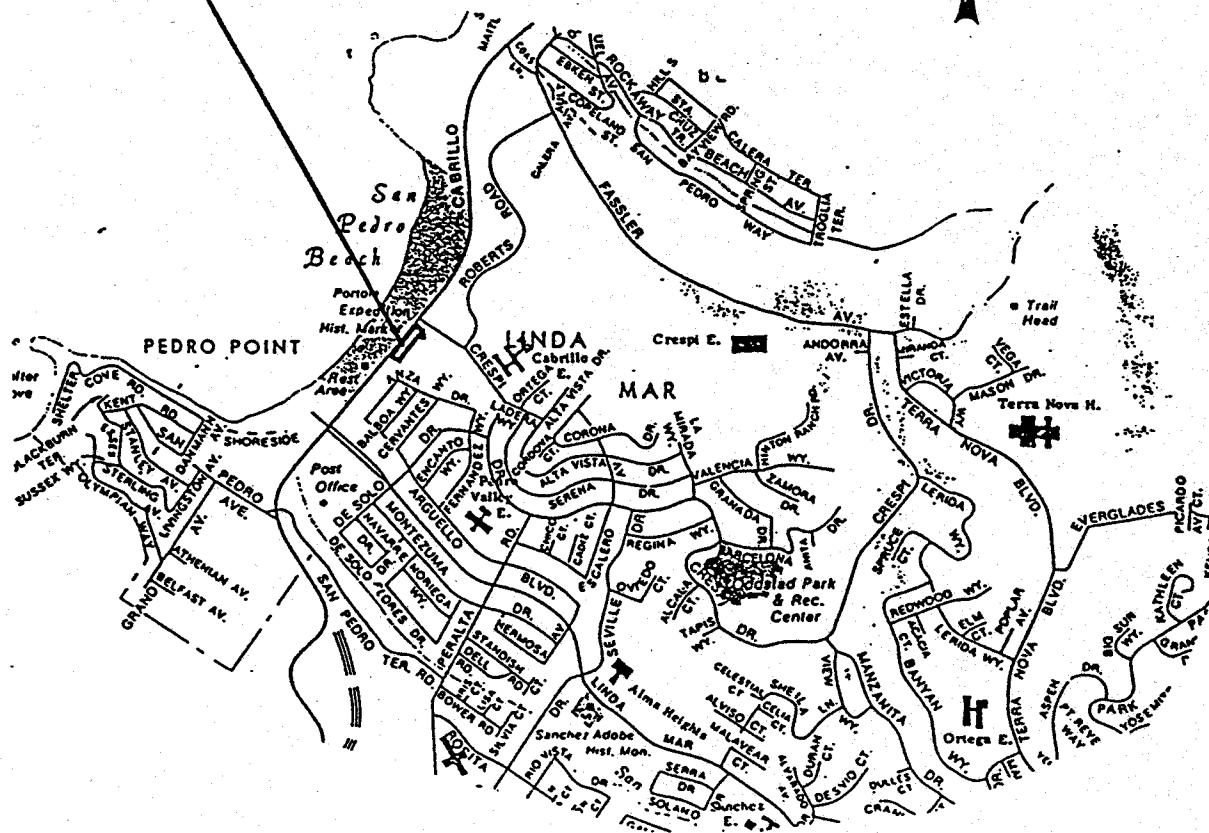
The southern portion of the site is a marshy area extending along the western edge of the site where tule grows.

The site is primarily viewed from the highway and from the surrounding hills. Views from the site are excellent in three directions: west to the beach and ocean, south to Montara Mountain, San Pedro Mountain and Pedro Point, and west to the coastal hills of Pacifica.

A well-used foot trail runs along the western edge of the site parallel to Highway 1 connecting Crespi Drive and Linda Mar Boulevard. Footpaths also mark the southern and eastern boundaries of the site. A sidewalk runs along Crespi Drive.

This land is part of the area that was covered by a coastal lagoon named Lake Mathilde. The site is one of two portions of the lagoon area which remained until recently in a relatively natural state. It is well-watered, as evidenced by the moisture damage to the underground lines which led to abandonment of the adjacent AT&T facility a few years ago. Every winter, the southern half of the property is flooded.

PARCEL 31





looking north toward Rockaway Beach and Mori Ridge

PARCEL NUMBER: 32

NAME: Crespi Drive - East of Community Center

LOCATION: This parcel is bounded on the west by the Pacifica Community Center, on the north by Crespi Drive, on the east by the Crespi Center, and on the south by Anza Drive Residences.

SIZE: 1.69 acres

ZONING/GENERAL PLAN DESIGNATION: M-1/Commercial

A.P. NUMBER: 022-162-310, 022-162-400

The area is significant as one of two remaining remnants of an inland lagoon or estuary that originally covered the entrance to the San Pedro Valley. Lake Matilda, or Lake Mathilde as it was called on maps of the 1890's provided important habitat for migrating waterfowl, small mammals, reptiles, and fish.

The ecosystem it represented was certainly similar to other lagoon or estuarian systems along this segment of the California coastline - namely, Laguna Salada in Pacifica's Salt Valley, and Laguna de la Merced in the southwest portion of San Francisco.

A lush growth of willow dominates this part of the remaining Mathilde marsh, with cattails and tule delineating the western edge of the marsh where it meets the elevated concrete parking area behind the Community Center. Both native and introduced plants flourish here, and sufficient water stands during winter and spring months to draw various water fowl. Monterey cypress mark the northern edge of the marsh. The southern border is marked by a stand of willow trees.

There are views from the site of surrounding hills and the site can be seen from Highway 1.

Lake Mathilde was substantial in size, stretching from Crespi Drive on the north to approximately San Pedro Terrace Road on the south, and probably included the Pedro Point Shopping Center and Parcel Number 34. The lagoon provided a good-sized transitional area from salt to fresh water and fresh to salt for the anadromous fish. The lagoon was bordered on the east by a large marsh filled with tule and cattails and ending in a "sausal" or willow thicket which terminated just short of Adobe Drive. San Pedro Creek emptied into the marsh. Lake Mathilde was the catch basin for runoff from the surrounding hills. The highway and sand dunes along San Pedro Beach were originally a sand pit which separated the large lagoon from the ocean.

Prior to the construction of the adjacent AT&T building, the marsh was used by a duck farm operator. Surfers and longtime residents report that the site was often inundated with water for six months or more of the year. A significant "lake" has reappeared as recently as 1982 when unseasonable flooding occurred, bringing the water level to five feet. The area is part of the San Pedro Valley flood plain and has been designated as such by federal agencies.

The City of Pacifica maintains an easement that borders the southern end of the marsh remnant. The marsh itself is owned privately and includes two parcels. The lot adjacent to the Community Center is vacant, while the other lot includes a residence at its northern end, along Crespi Drive.

PARCEL NUMBER: 33

NAME: SHELTER COVE

LOCATION: Bounded on the north by the San Pedro Bay, on the east by the developed neighborhood of Pedro Point, on the south by unincorporated County lands, and on the west by the Pacific Ocean. The Pedro Mountain property to the south was recently acquired by Pacifica Land Trust, including beach property. There is City owned beach property to the south.

SIZE: 17 acres

ZONIG/GENERAL PLAN DESIGNATION: R-3, C-R / Special Area, Sandy Beach

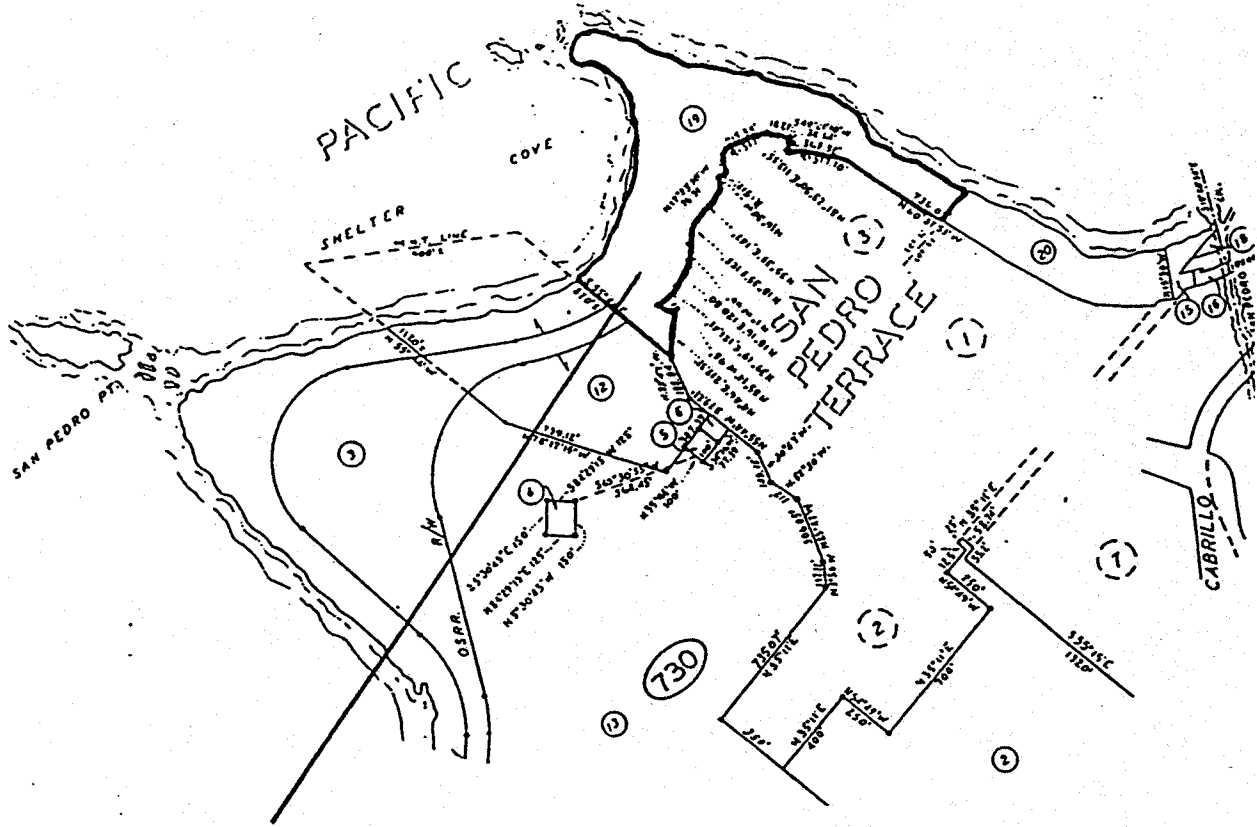
A.P. NUMBER: 023-730-190

Shelter Cove is a small, private beach on the City's southern boundary. From 1906 to 1920 the Ocean Shore Railroad ran along a roadbed cut into the cliff where it followed the coastline south from San Francisco. After the demise of the railroad, the roadbed was used for automobile access to Shelter Cove until portions of it were washed out by a severe storm in the winter of 1982-83. Since then, access has been limited to a pedestrian path approximately a mile long.

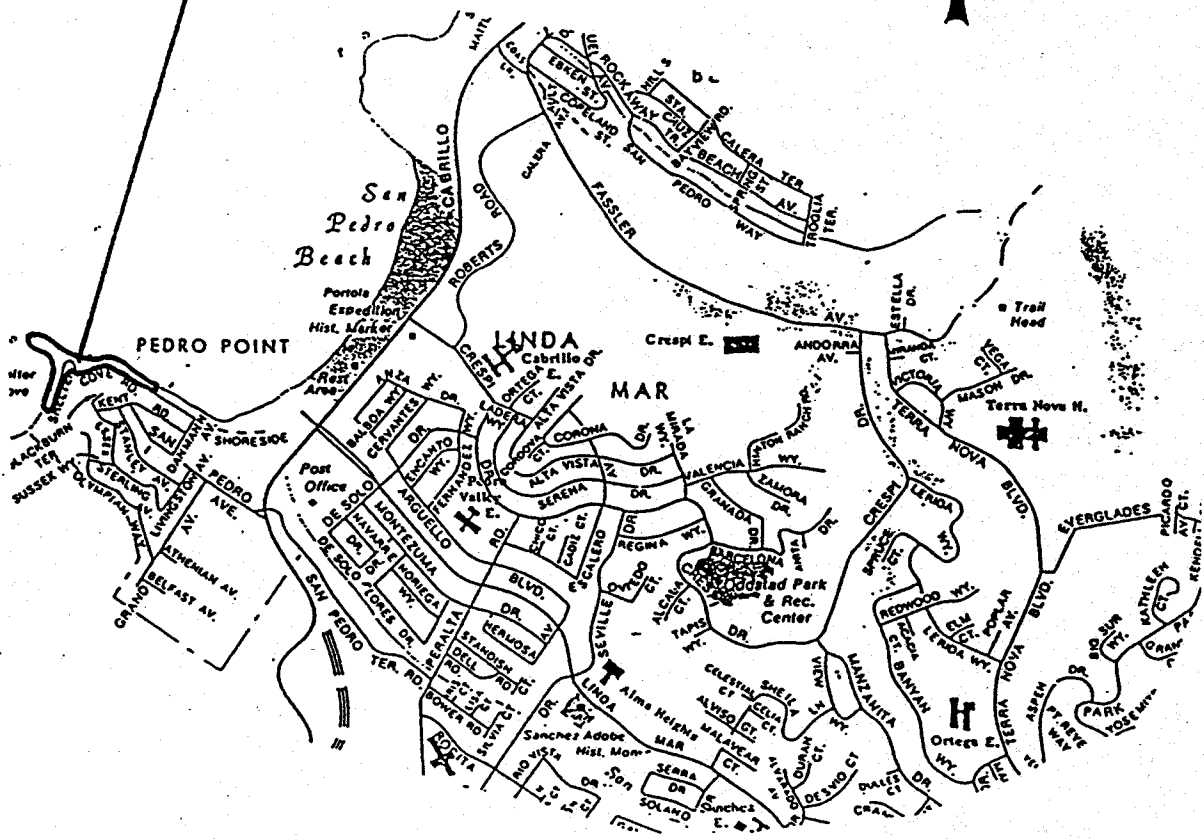
It is a beautiful beach, sheltered at both the north and south ends by large rock formations. The residents of the more than twenty rental units are willing to contend with the inconvenience of access in exchange for the privacy and serenity of living on a private beach. Most of the existing dwelling units are already quite old and their life spans may be limited due to the difficulty of maintenance without vehicular access.

The land is privately owned, and the present owner does not allow public access.

OCEAN



PARCEL 33



PARCEL NUMBER: 34

NAME: FORMER ARCHDIOCESE PROPERTY

LOCATION: This property is located on the 300 block of San Pedro Avenue. It is bordered on the east by a tree lined drainage ditch to the rear of the Pedro Point Shopping Center, to the north abuts the old Ocean shore Railroad berm, to the west several residences and mixed use commercial buildings including the Pedro Point Firehouse, and San Pedro Avenue to the south.

SIZE: 6.3 acres +/-

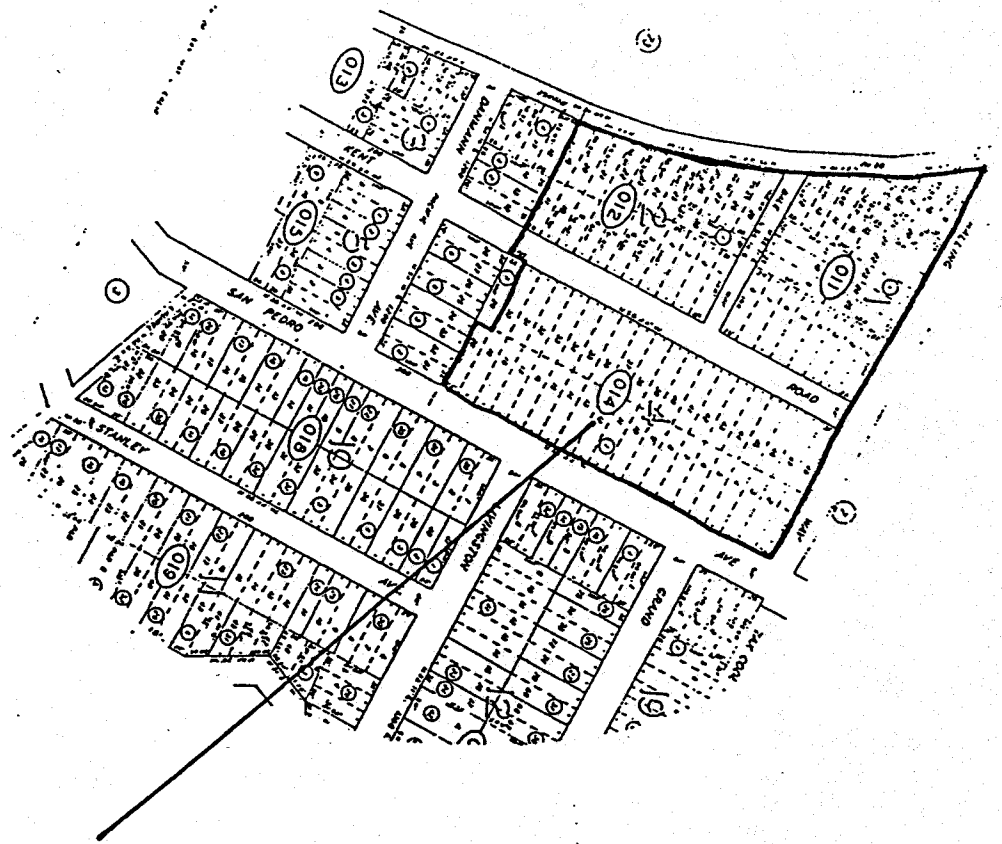
ZONING/GENERAL PLAN DESIGNATION: C/R / Commercial

A.P. NUMBER: 023-011-010; 023-012-010; 023-014-010

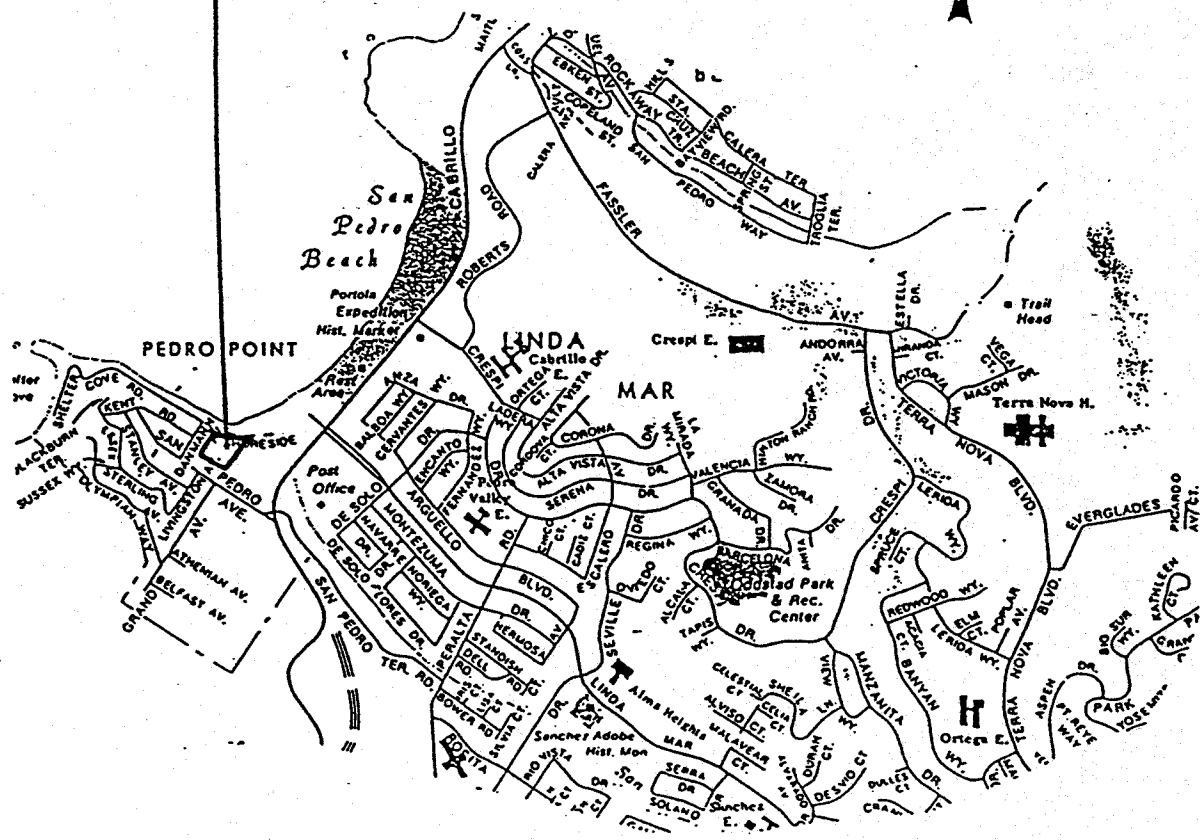
This 6.3 acre site is in private ownership. From Highway 1 and the ocean front, the site is screened from view by the railroad berm and the Pedro Point Shopping Center. On site views are of portions of the San Pedro Mountain, Linda Mar and Pedro Point neighborhoods, the berm, the tree lined ditch, and the rear of the Pedro Point Shopping Center. Views of the site are marginal with the exception of San Pedro Mountain.

Prior to the arrival of the Spanish and up until the advent of the Ocean Shore Railroad, the area was alluvial deposit stretching to the shoreline, at the bottom of San Pedro Mountain, on several hundred yards to the southwest of a small lake the far side of San Pedro Creek. The property is flat and was farmed.

Later, it was subdivided as part of San Pedro Terrace By The Sea, although never fully developed. For a brief period it was the site of an unsuccessful driving range including the remains of an asphalt parking lot, clubhouse foundation, a cyclone fence and former netting pole stubs.



PARCEL 34



PARCEL NUMBER: 35

NAME: PEDRO POINT - UNDEVELOPED LAND EAST OF
GRAND AVENUE

LOCATION: Bounded on the north by San Pedro Road, on the east and south by
unincorporated county lands, and on the west by Grand Avenue.

SIZE: 45 acres

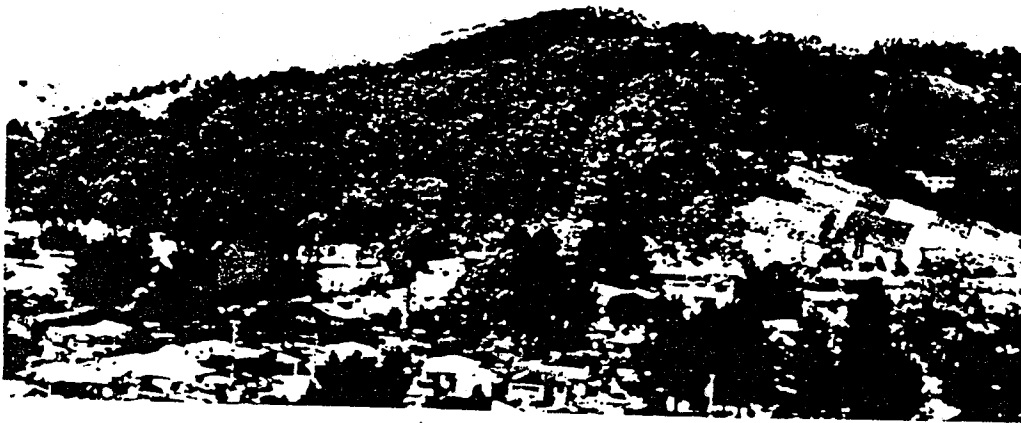
ZONING/GENERAL PLAN DESIGNATION: A/B-5, HPD / Open Space Residential, Prominent Ridgeline

A.P. NUMBER: 012-073-050, 023-073-080; 023-730-020

This parcel lies to the east of the existing residential development in the Pedro Point-Shelter Cove neighborhood. The parcel also includes the undeveloped lots at the southern end of Grand Avenue. Although bounded by urban development on the west and north, this very steep land has not been developed. The property is contiguous to publicly owned open space. Roads and other public services have not been extended into this heavily wooded area.

The General Plan states that the property has geological constraints, including a moderate potential for landslides. Two existing slide areas are located on the eastern section of the land.

The property is highly visible from Highway 1, Pacifica State Beach, and portions of the Linda Mar neighborhood. Spectacular views of the Pacific Ocean and areas north of Pedro Point are available from the property.



**looking north toward Alma Heights (Parcel 38)
and Malavear Court Nursery (Parcel 40)**

PARCEL NUMBER: 36

NAME: EXCESS CALTRANS PROPERTY-SAN PEDRO CREEK FLOOR PLAIN

LOCATION: This site is bounded on the northwest by Highway 1, on the southwest by San Pedro Terrace Road, on the southeast by the Linda Mar Convalescent Hospital property and on the northeast by San Pedro Creek which lies within its boundaries.

SIZE: 9.39 acres

ZONING/GENERAL PLAN DESIGNATION: M-1, R-E, C-3/High Density Residential

A.P. NUMBER: 023-075-050

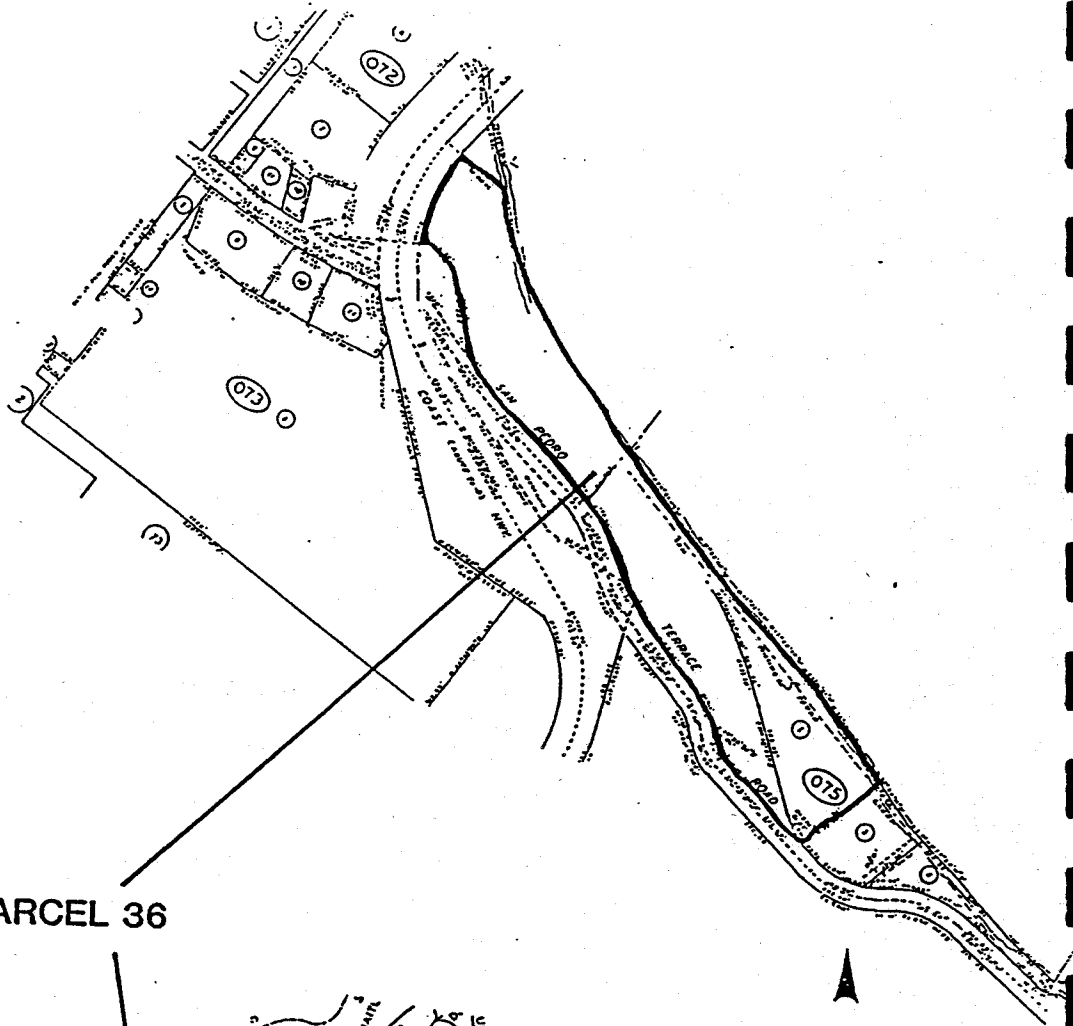
This site is comprised of two parcels. The large parcel to the northwest is owned by Caltrans. The smaller parcel to the southeast is in private ownership.

San Pedro Creek has cut a deep channel on the northeast border of this otherwise long, narrow, flat property. It is a part of the San Pedro Creek flood plain.

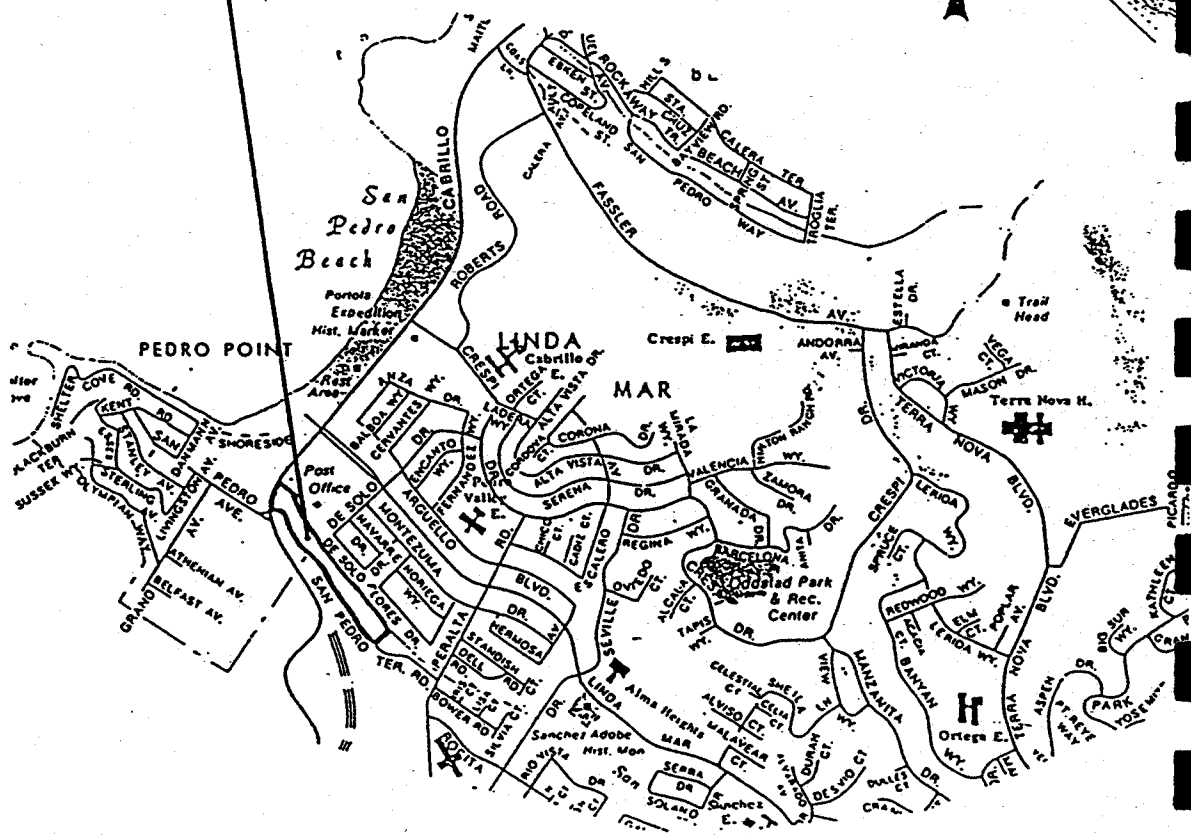
A recycling center was on the western end of the property, taking up approximately one-quarter acre. The western portion is sparsely vegetated except for the perimeter along the creek and the roadway. A few trees stand along Highway 1. Vegetation increases in density toward the east culminating in a stand of eucalyptus, Monterey pine and cypress, coyote bushes, and blackberry bushes. Here it is quite moist most of the year, with a boggy area near the center abutting San Pedro Terrace Road during the winter and spring.

The creek bank drops away sharply to a depth of up to 12 feet. The vegetation is quite dense along the creek with the usual varieties of creek willows, grasses and common flora with a few escaped ornamentals such as pampas grass and pittosporum upon the bank.

The site is visible from San Pedro Road and Highway 1, from the adjacent shopping center eastern parking lot area, and from residences along the north side of the creek. Views from the site are of Highway 1, the Pedro Point area, San Pedro Mountain, Shamrock Ranch, and on the other side of the creek, the rear of the Linda Mar Shopping Center, and, through the dense creek vegetation, the residences backing onto the creek. San Pedro Creeks is one of six creeks on the San Mateo Coast which anadromous fish utilize to reach their spawning grounds further up the creek, and one of only two protected spawning grounds along the coast.



PARCEL 36



PARCEL NUMBER: 37

NAME: SAN PEDRO CREEK

LOCATION: This property is bounded on the northwest by the Linda Mar Convalescent Hospital, on the southwest by San Pedro Terrace Road, on the southeast by Peralta Road, and on the northeast by San Pedro Creek, which lies within the boundaries of the parcel.

SIZE: .96 acres

ZONING /GENERAL PLAN DESIGNATION: C-3 / High Density Residential

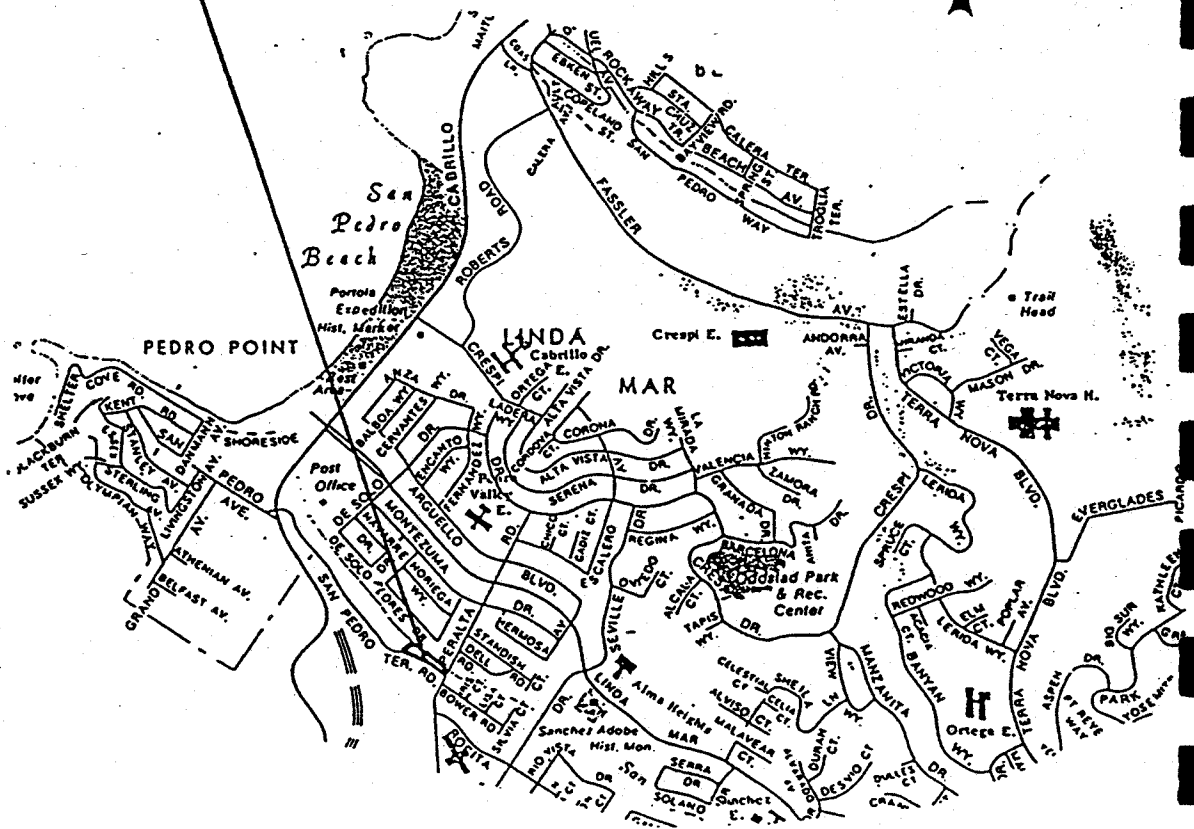
A.P. NUMBER: 023-075-040

This parcel is narrow at its easterly end with virtually nothing more than the creek bed and its immediate banks in the 20 plus yards where it approaches the Peralta bridge. The property widens to approximately 200 feet at its westerly boundary.

Views from the parcel include the immediate neighborhood in the vicinity of Peralta Road and San Pedro Terrace, the Shamrock Ranch's northern boundary, the nursing home, and, looking west, the eastern end of Parcel number 36. Montara Mountain is also visible. Views of the site are from this same area, but it is predominantly visible from San Pedro Terrace Road and Peralta Road.

The Creek's flora is predominantly a typical coastal creek bed assortment of wildflowers, willows, grasses, and low lying shrubs. The site contains part of the riparian habitat of the steelhead trout. San Pedro Creek runs through a portion of the parcel and is the pathway to the steelhead trout spawning grounds.

PARCEL 37



PARCEL NUMBER: 38

NAME: ALMA HEIGHTS

LOCATION: This Linda Mar hillside is bordered on the west by Seville Drive, on the north by Oviedo Court, and on the south by Linda Mar Boulevard.

SIZE: 27.07 acres

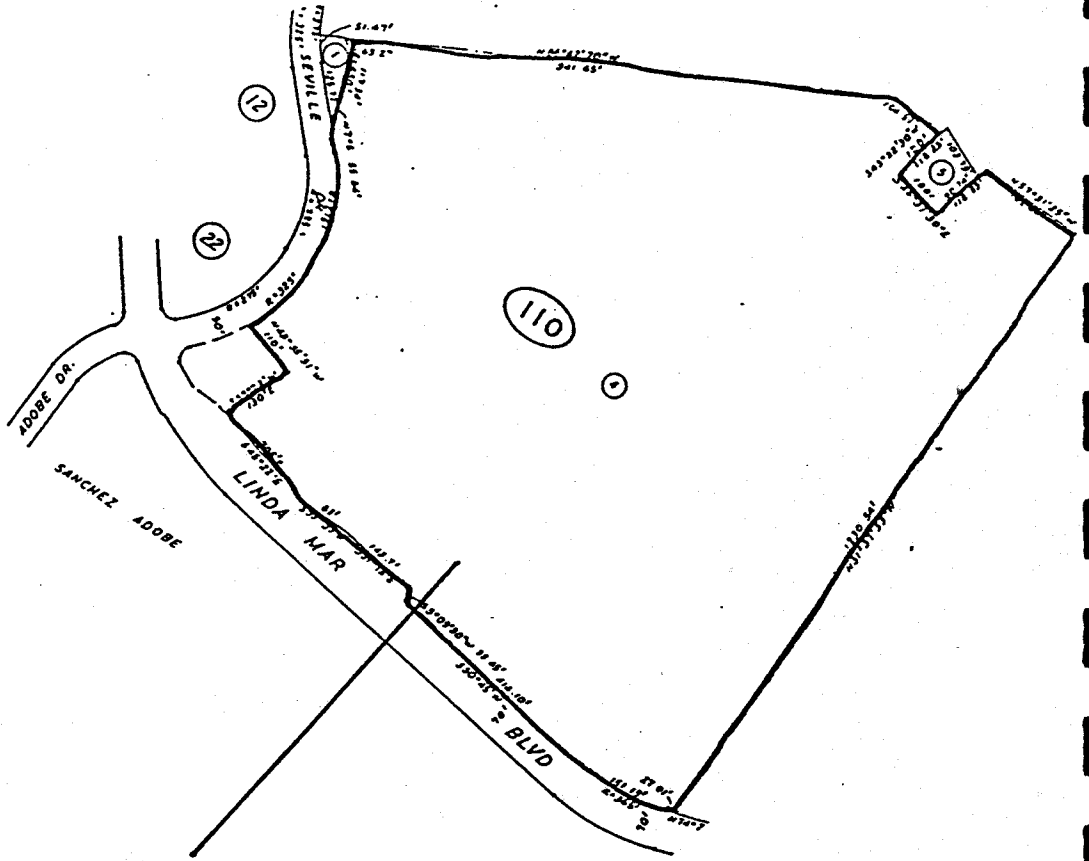
ZONING/GENERAL PLAN DESIGNATION: PF / School/Church

A.P. NUMBER: 023-110-040

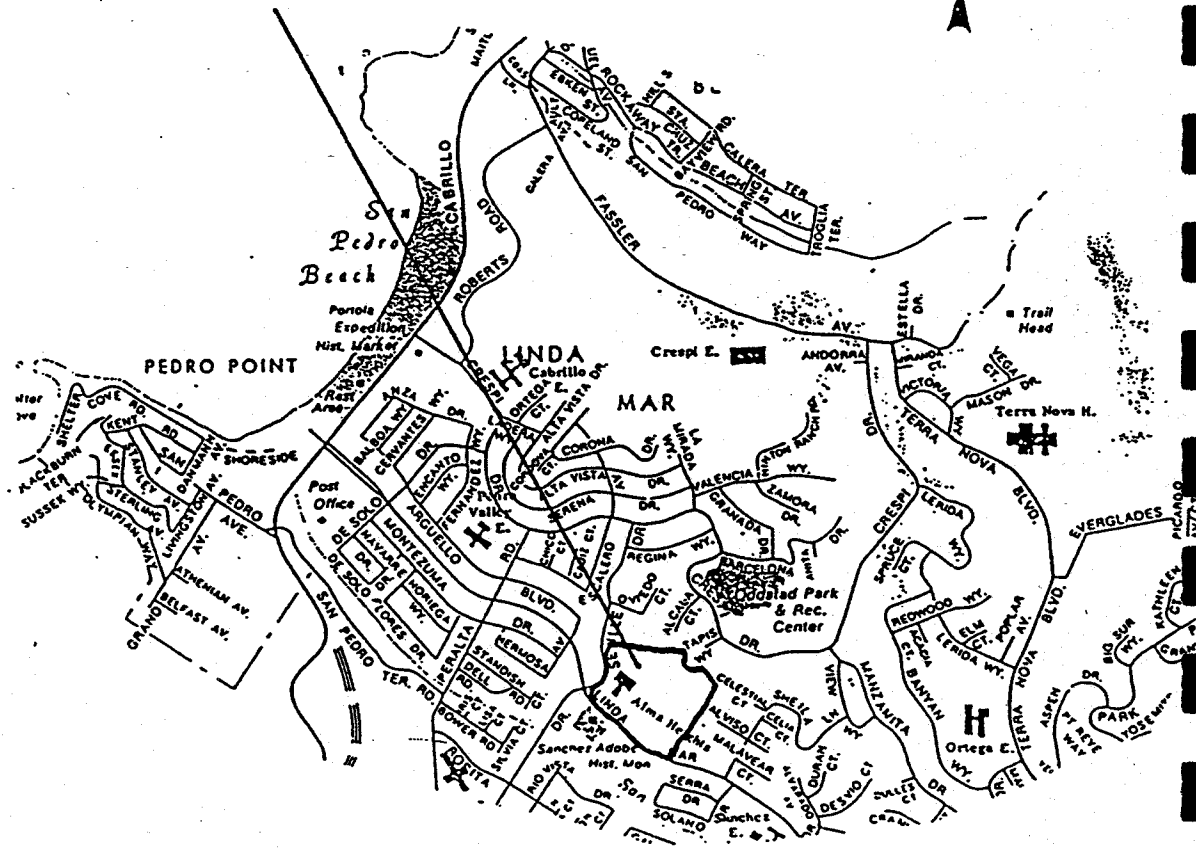
There are several buildings on the lower-to-middle elevations of the site. Surrounding this area and encompassing the rest of the parcel are stands of eucalyptus and some pine trees.

For the neighboring homes and the traffic along Linda Mar Boulevard and Highway 1 to the west, the rolling hillside serves as a de facto greenbelt in the Linda Mar housing tract, along with the Sanchez Adobe and White Field areas to the south along Linda Mar Boulevard.

The site is viewed primarily from Linda Mar Boulevard and the surrounding neighborhood and hillsides.



PARCEL 38



PARCEL NUMBER: 39

NAME: WHITE FIELD

LOCATION: This parcel is located about one mile east of the ocean on Linda Mar Boulevard. It is bounded on the north by Linda Mar Boulevard and Alma Heights Academy, on the east by the Linda Mar Fire Station, on the south by San Pedro Creek, and on the west by the Sanchez Adobe Historic Site.

SIZE: 9.10 acres

ZONING/GENERAL PLAN DESIGNATION: P-F+ / Public Facility

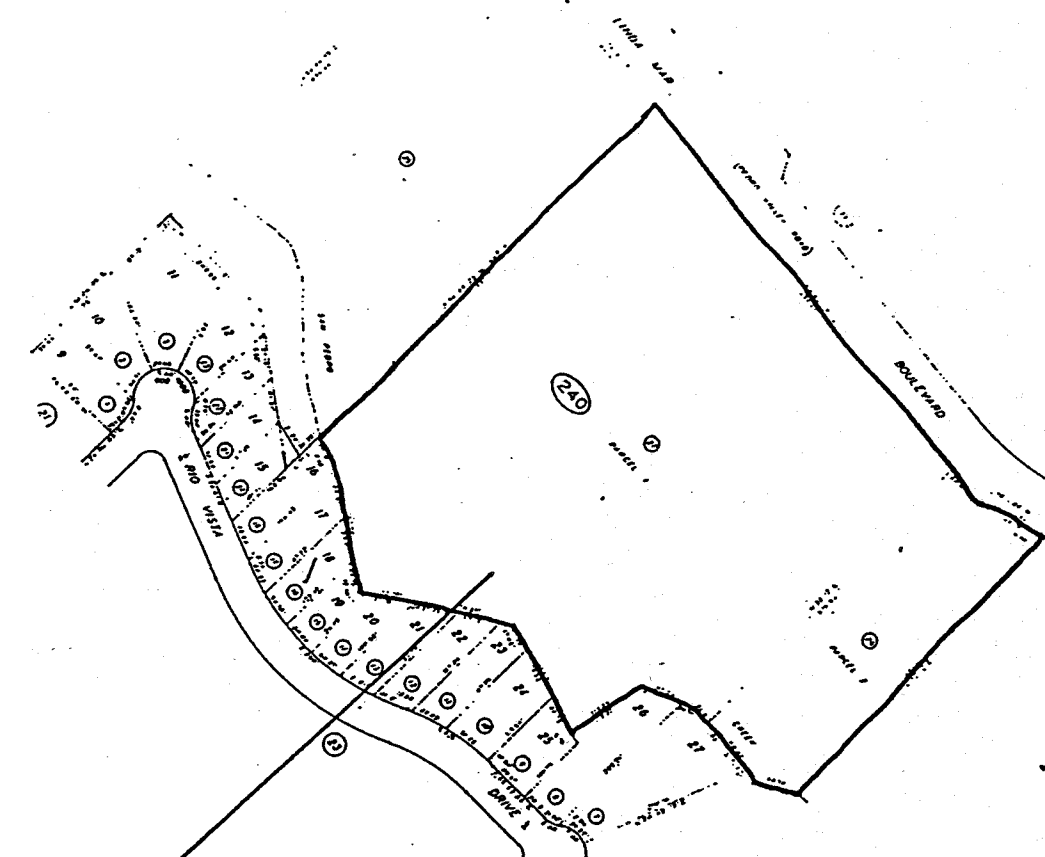
A.P. NUMBER: 023-240-270, 023-240-260

The land is level throughout. Vegetation is fairly dense along the creek. The property drops away sharply at the creek bank to the creek bed fifteen feet below.

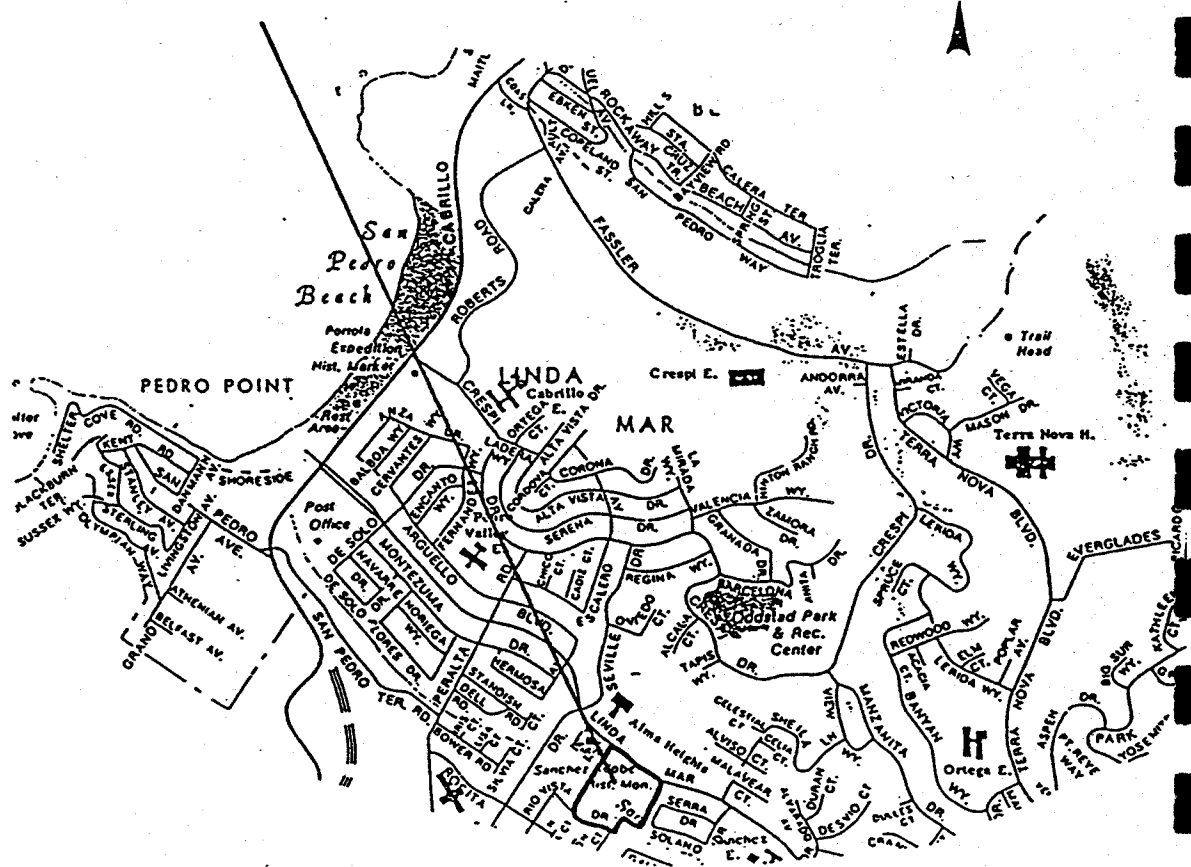
The property contains a large one-story school building of the Alma Heights Academy, playing fields, and gardens.

The site is visible from Linda Mar Boulevard. Views from the site are of the surrounding neighborhood including the Sanchez Adobe, the fire station, the Alma Heights property on the north side of the street, and Montara Mountain to the southwest.

The southern perimeter of the property provides a buffer for San Pedro Creek. The site has value as a break halfway into Linda Mar Valley, which has a heavily developed appearance.



PARCEL 39



PARCEL NUMBER: 40

NAME: Malavear Court Nursery

This parcel has been removed from the Open Space Task Force Report.

PARCEL NUMBER: 41

NAME: C & M NURSERY

LOCATION: This parcel fronts on the south side of Linda Mar Boulevard between Sanchez School on the east and Solano Drive on the west. The rear of the site abuts San Pedro Creek.

SIZE: 5.6 acres

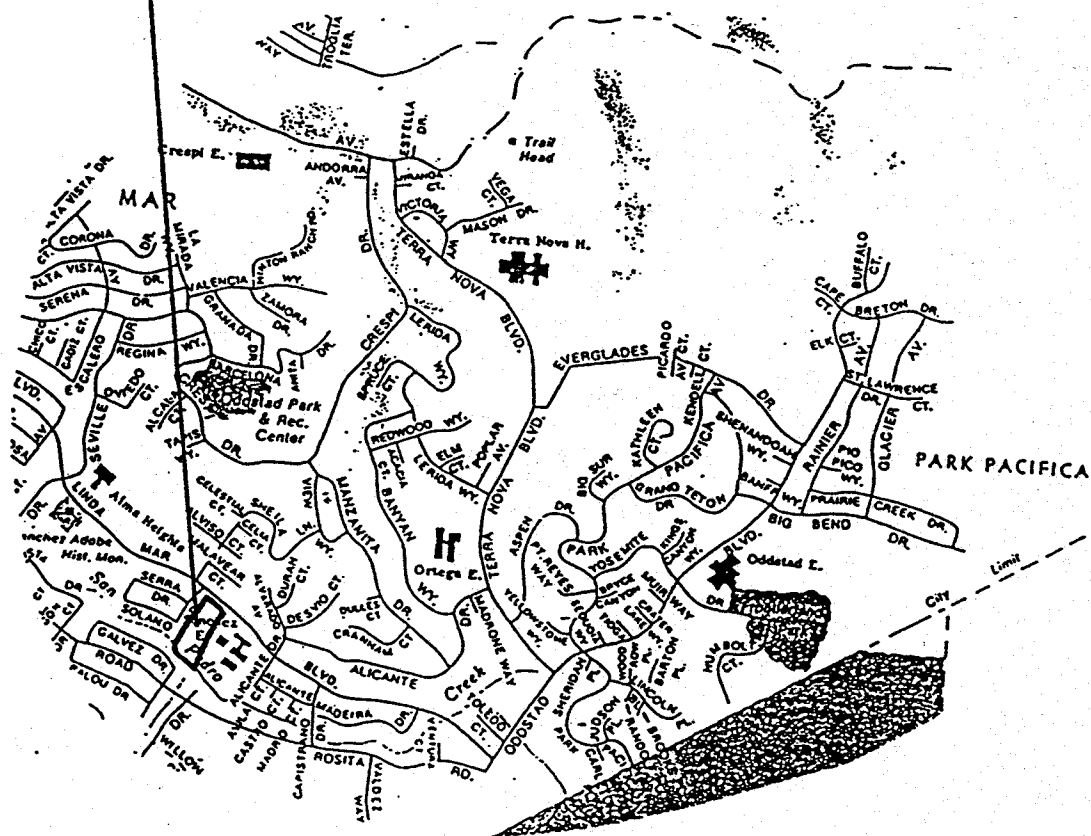
ZONING/GENERAL PLAN DESIGNATION: A/B-5/Agriculture

A.P. NUMBER: 023-281-320

This parcel is presently operated as a functioning nursery. The land contains a number of greenhouses, lathe houses, work sheds, a private residence and approximately one-third of the parcel is undeveloped. The parcel slopes gently to the creek.

Since this parcel and adjacent parcels are on the original valley floor and Linda Mar Boulevard is slightly elevated in this area, the net effect is to provide a relatively unobstructed view of Montara Mountain.

PARCEL 41



PARCEL NUMBER: 42

NAME: SANCHEZ SCHOOL

LOCATION: Bordered on the south by San Pedro Creek, on the east by private residences, on the north by busy Linda Mar Boulevard, and on the west by the C and M Nursery.

SIZE: 9.1 acres

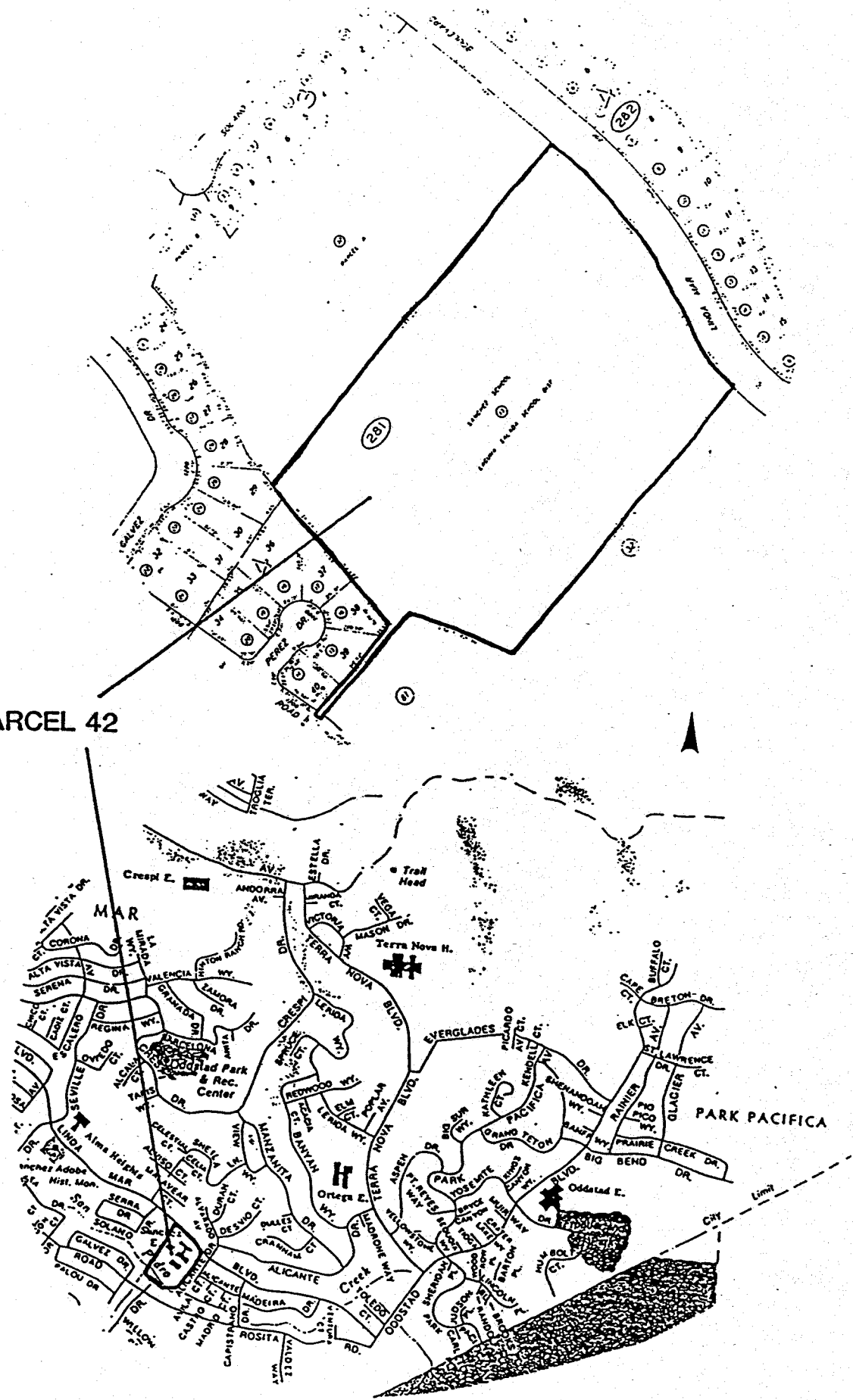
ZONING/GENERAL PLAN DESIGNATION: A/B-5 / School

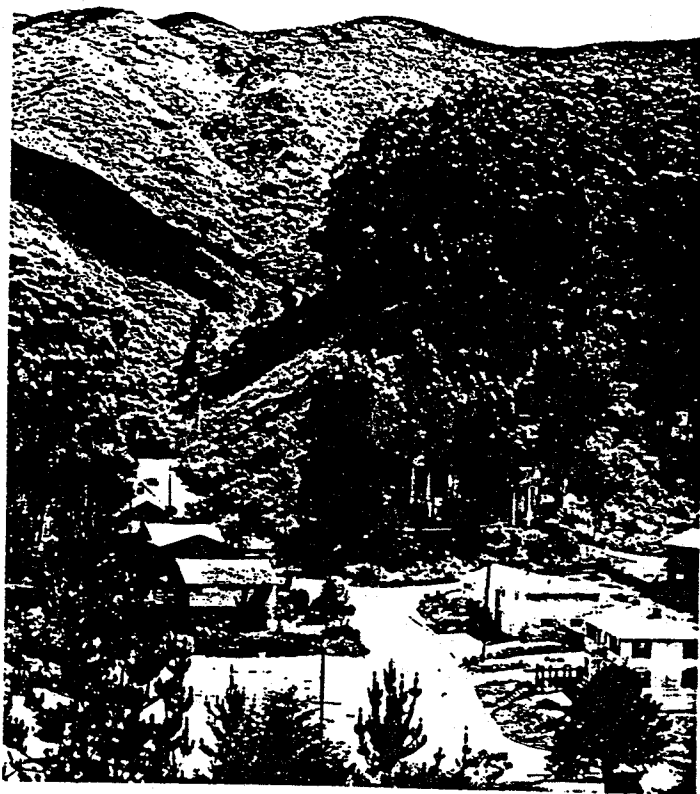
A.P. NUMBER: 023-281-130

Sanchez School is publicly owned. The school building is not presently used for public school purposes and is leased to others. The southern portion of the site includes the San Pedro Creek, a recognized steelhead habitat.

The site includes a turfed playing field, situated next to the nursery. It offers a green interruption to the string of residences along Linda Mar Boulevard. The Sanchez School playing field is identified in the General Plan as a permanent recreational park for the Central Linda Mar Neighborhood.

PARCEL 42





looking south toward Parcel 43,
above Willow Brook Estates

PARCEL NUMBER: 43

NAME: SANCHEZ FORK DRAINAGE

LOCATION: The upper area consists of a 41 acre parcel bounded by Palou Avenue on the north and by undeveloped land and Willow Brook Estates on the other three sides. The lower part of the tract, approximately 25 acres, forms the western boundary of Willow Brook Estates and is divided into four parcels.

SIZE: 66 acres

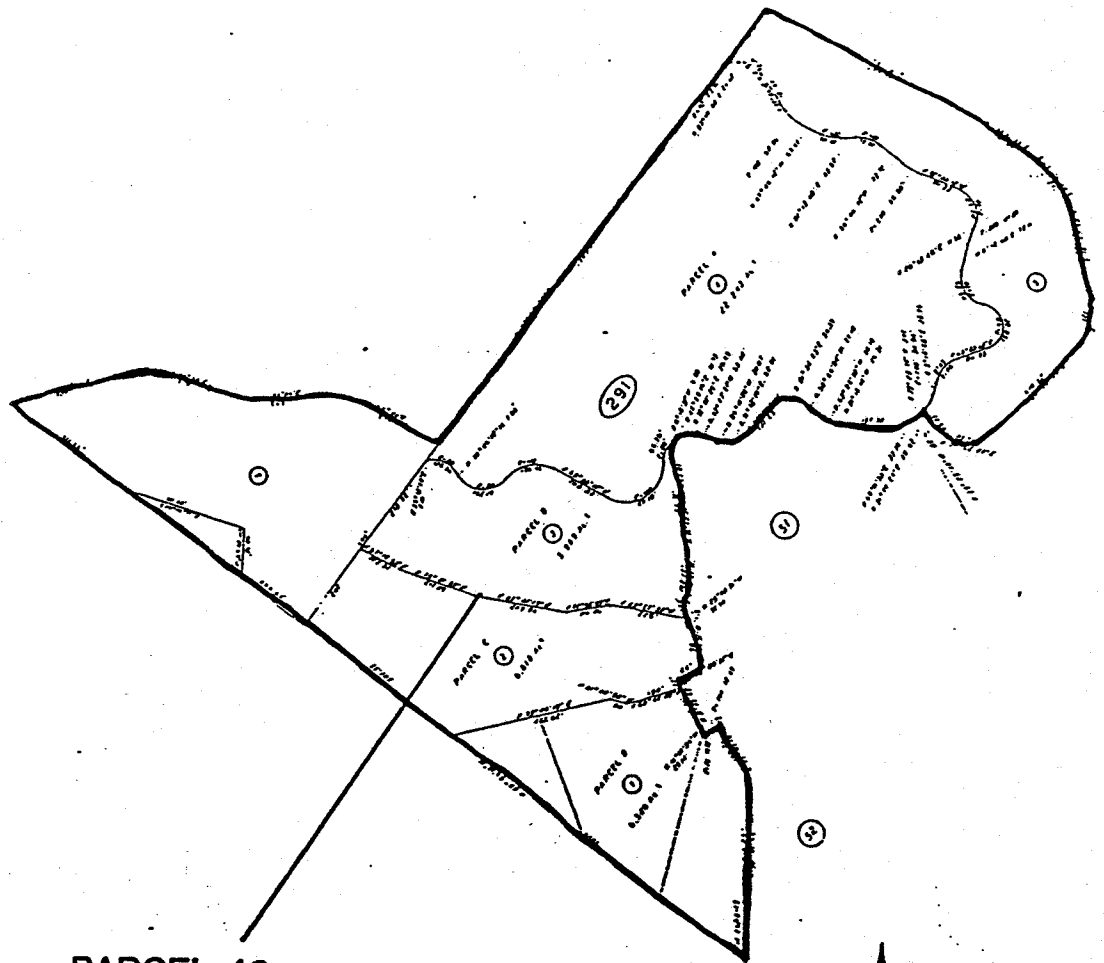
ZONING/GENERAL PLAN DESIGNATION: A/B-5, P-D, HPD / Open Space Residential, Very Low Density Residential

A. P. NUMBER: 023-291-(inclusive)

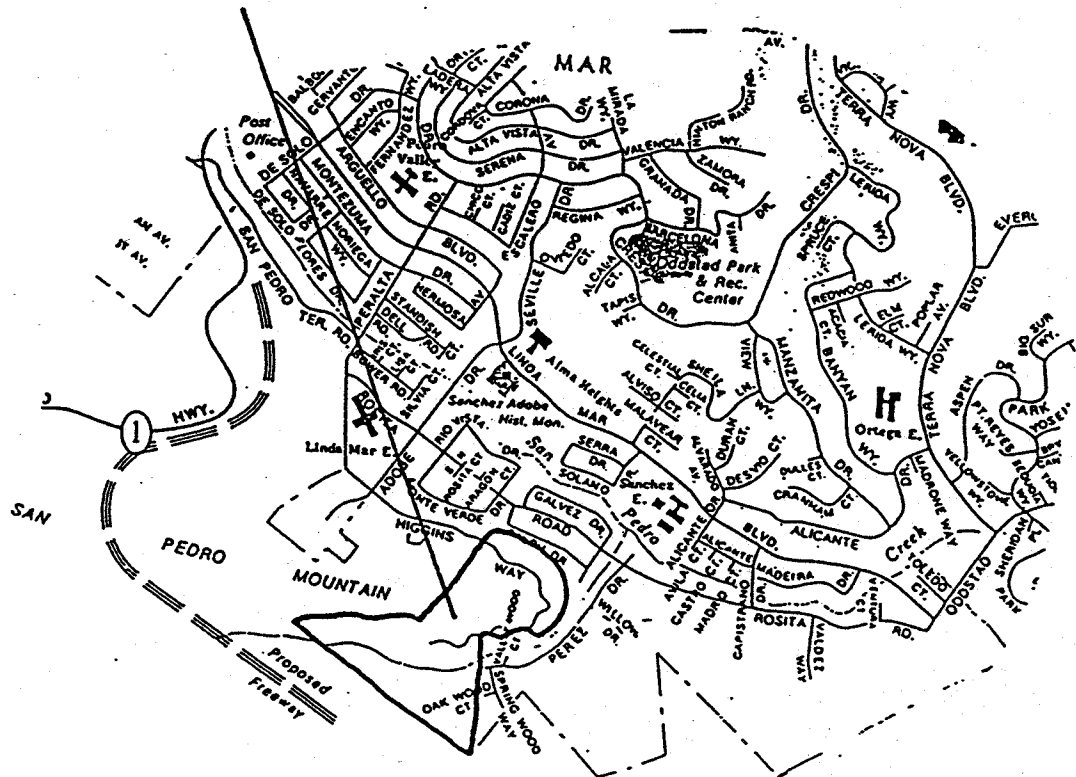
On the southern boundary of the City of Pacifica is an area of approximately 66 acres adjacent to the Willow Brook Estates Subdivision. This tract of predominately wooded open space is roughly bisected by the Old Coast Highway, San Pedro Mountain Road. The property was part of the Pitto Ranch which included Willow Brook Estates and the 40 acres of school property (Parcel Number 44). The ranch was subdivided in the 1960's and this tract left in two distinct parts, an upper and lower area.

The upper part is covered with coastal scrub, poison oak, eucalyptus, scotch broom, manzanita, willow, hazelnut, and many varieties of fern, and wildlife. The lower area is primarily a narrow canyon supporting a eucalyptus forest on the higher slopes and willow marsh vegetation along the banks of Sanchez Fork of San Pedro Creek which flows through the property. The Sanchez Creek is a part of San Pedro Creek which is a known steelhead habitat.

This area is part of the northern foothills of the San Pedro Mountains and forms part of the greenbelt that creates Pacifica's southern boundary. The Old Coast Highway forms a boundary of the lower parcel. A widely used trail traverses the property, although the owners have not granted access rights.



PARCEL 43





north slope of Pitto Ranch (Parcel 43)

PARCEL NUMBER: 44

NAME: PITTO RANCH

LOCATION: The Pitto Ranch is a piece of land at the southernmost limits of the City of Pacifica. The Perez Drive end of the site consists of approximately two acres. Eight level potential residential lots front on Perez Drive. The remaining 40 acres of this land slopes very gently uphill to the south of these lots. The land is bordered by Tobin Park, a paper subdivision outside the City limits.

SIZE: 41.81 acres

ZONING/GENERAL PLAN DESIGNATION: R-1, R-1/B2, R-1/B-3, A/B-5,
HPD / LOW Density Residential, Open Space Residential

A.P. NUMBER: 023-521-150; 023-630-020; 023-511-040; 023-255-120

On the 40 acre area is a large group of old white alders, probably the largest such stand in Pacifica, and two small year-round streams which converge in the grove. The streams feed into the Sanchez Branch of San Pedro Creek. Completing this serene setting is an abundance of ferns and creek flora. The streams occasionally flood the banks of this rich riparian habitat. The remains of some old structures in the wooded area where the streams meet still exist along with a dam which was used for irrigation when the area was farmed.

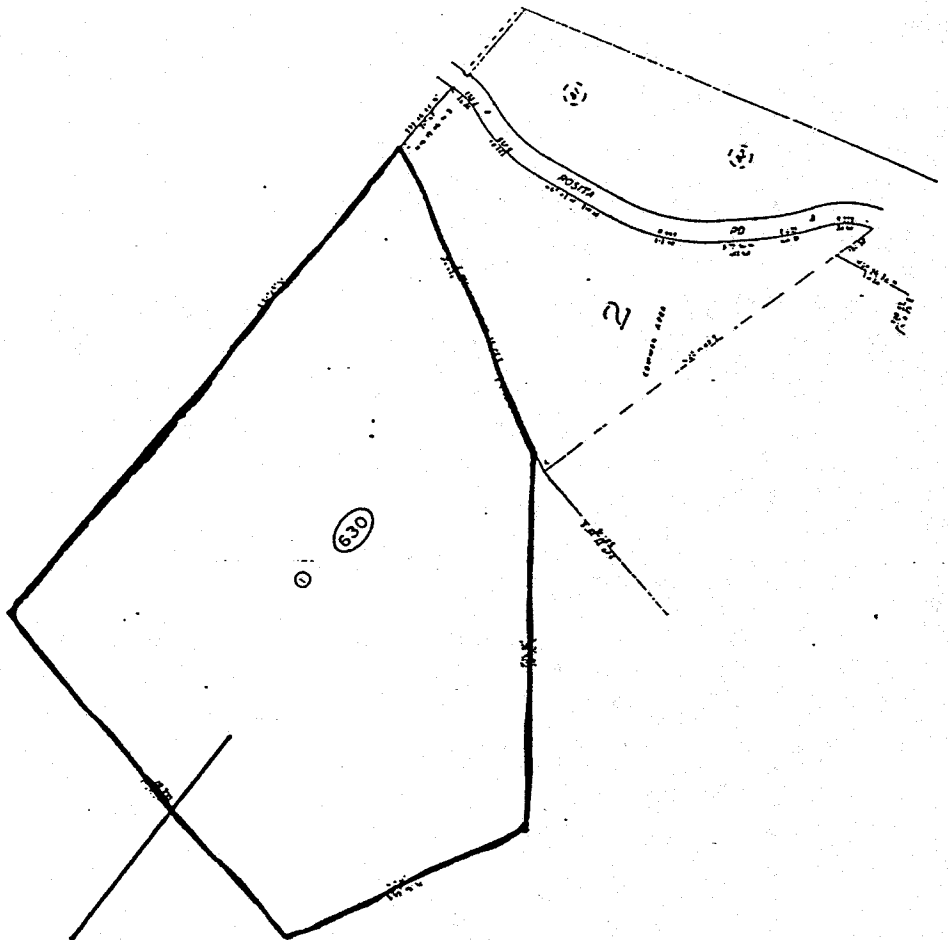
From this quiet glen the typically scrub covered land rises steeply to form the lower slopes of the north face of Montara Mountain.

The General Plan allows the frontage lots on Perez Drive to be developed at low density with the remainder Open Space Residential.

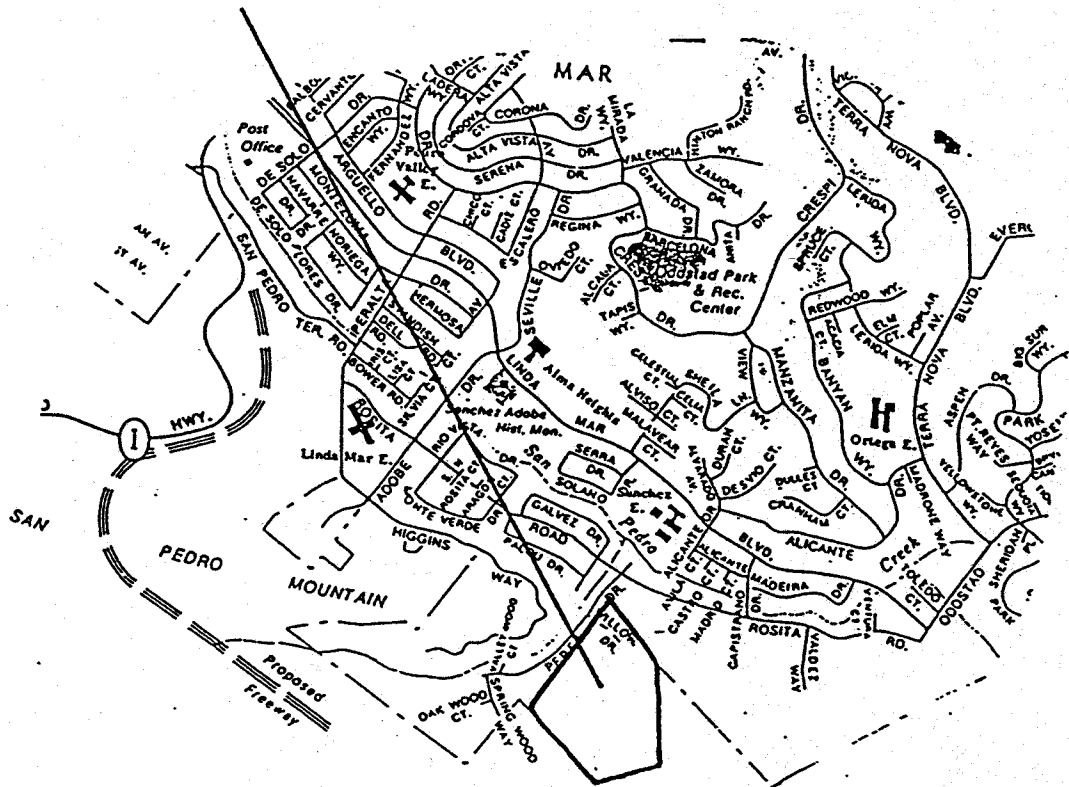
This land is part of the San Pedro Creek watershed and serves as a buffer for the streams.

From off site, views of this land are primarily of the frontage lots along Perez Drive and of the hillside portions of the site. There are informal trails through the land connecting to nearby San Pedro Valley County Park and other areas on Montara Mountain.

This site is part of 150 acres that the Pitto family farmed until the early 1970's, when the whole area was subdivided into the 50 lots of Willow Brook Estates. The subdivision contains two church buildings and a couple of dozen homes.



PARCEL 44



PARCEL NUMBER: 45

NAME: END OF VALDEZ WAY

LOCATION: Bounded on the north by Rosita Road and its residential neighborhood, on the southeast by San Pedro Valley Park, on the southwest by unincorporated county lands, and on the west by Pitto Ranch.

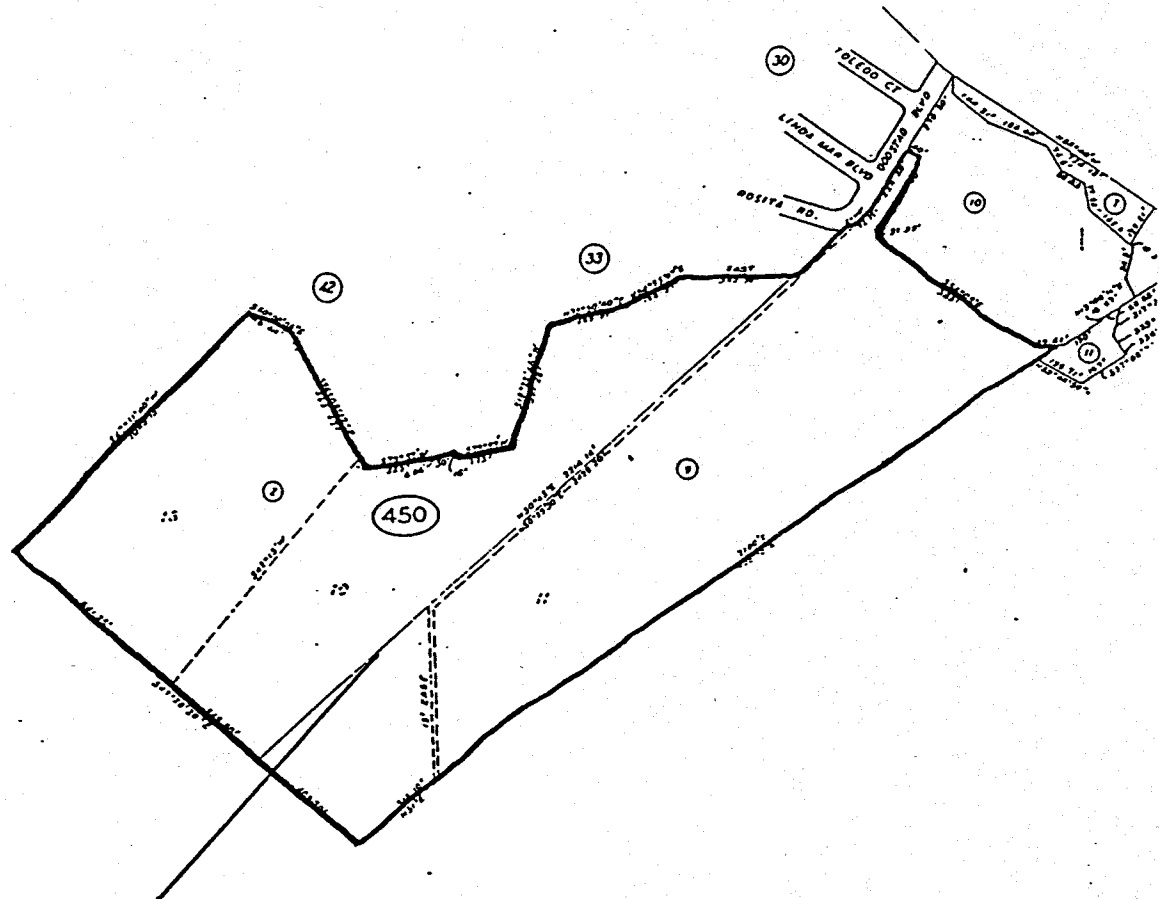
SIZE: 62.17 ACRES

ZONING/GENERAL PLAN DESIGNATION: A/B, HPD/Open Space Residential

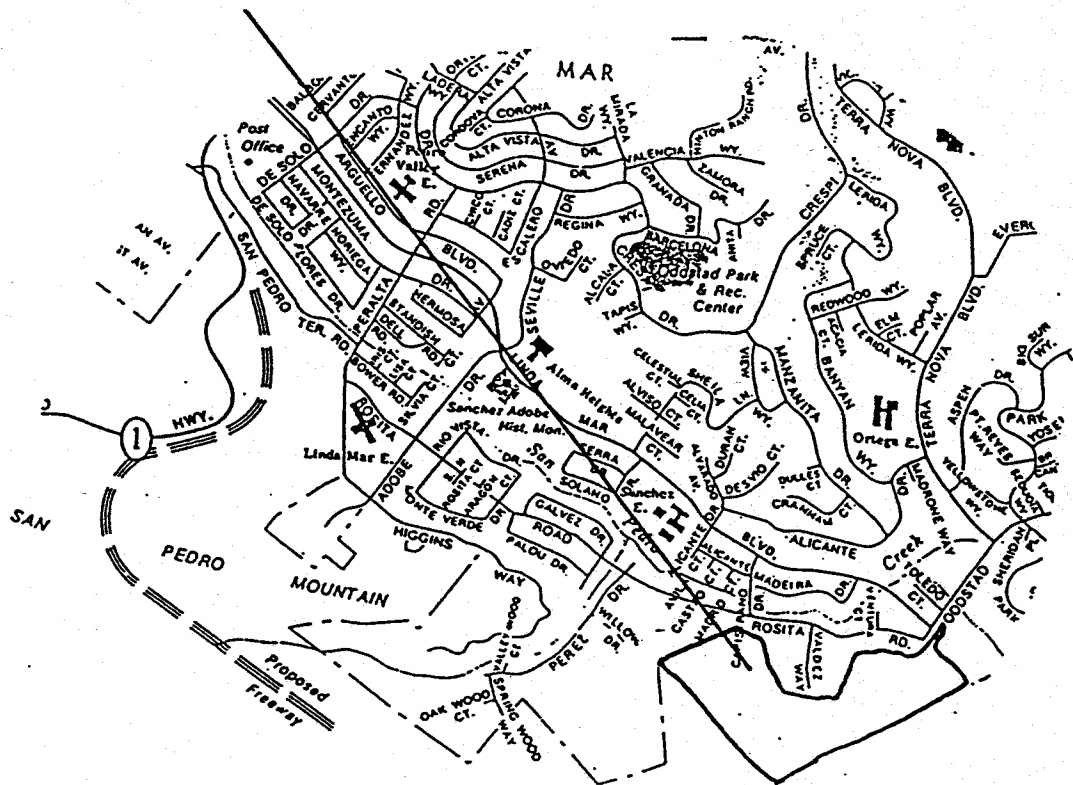
A.P. NUMBER: 023-450-120

This hilly land is visible from the eastern area of the Linda Mar neighborhood. The views from the highest points are of San Pedro Valley to the ocean, Park Pacifica, and San Pedro Valley Park.

This 62 acres is a possible, natural bridge between San Pedro Valley County Park, and McNee Ranch State Park. The property is owned by the County.



PARCEL 45



PARCEL NUMBER: 46

NAME: ODDSTAD NURSERY

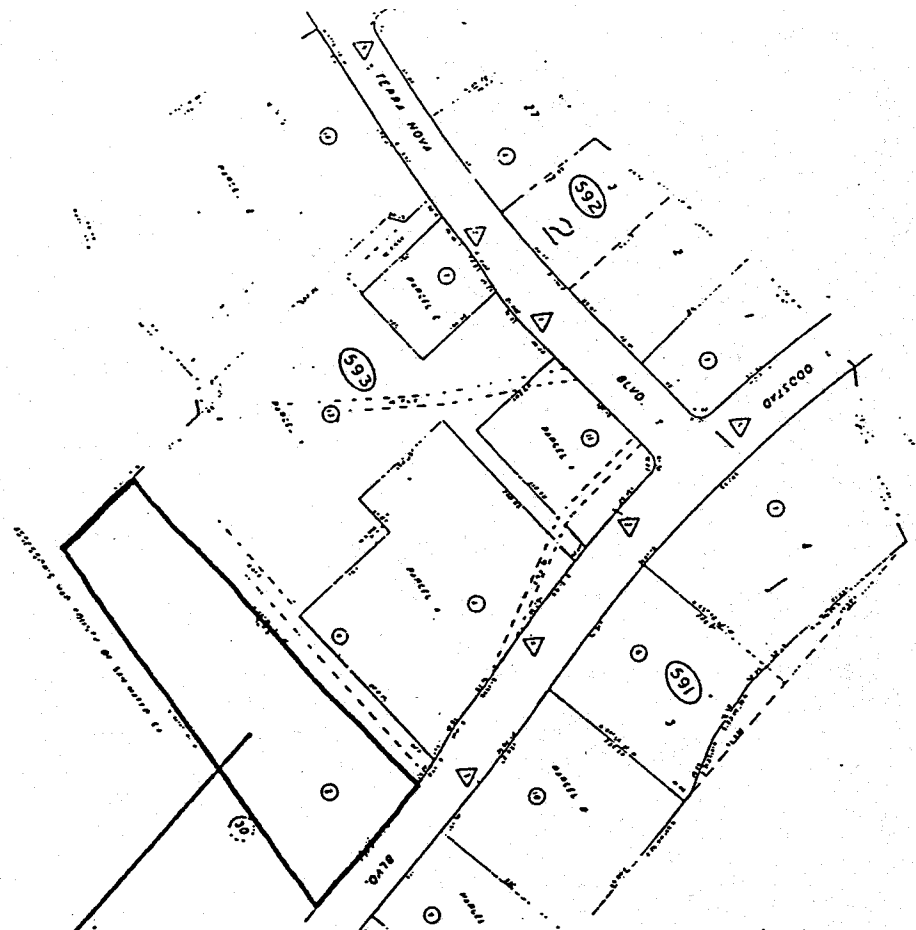
LOCATION: This parcel is bounded by Oddstad Boulevard on the southeast, Park Mall Shopping Center on the northeast, the Middle Fork of San Pedro Creek on the south, and the North Fork of San Pedro Creek on the west.

SIZE: 2.46 acres

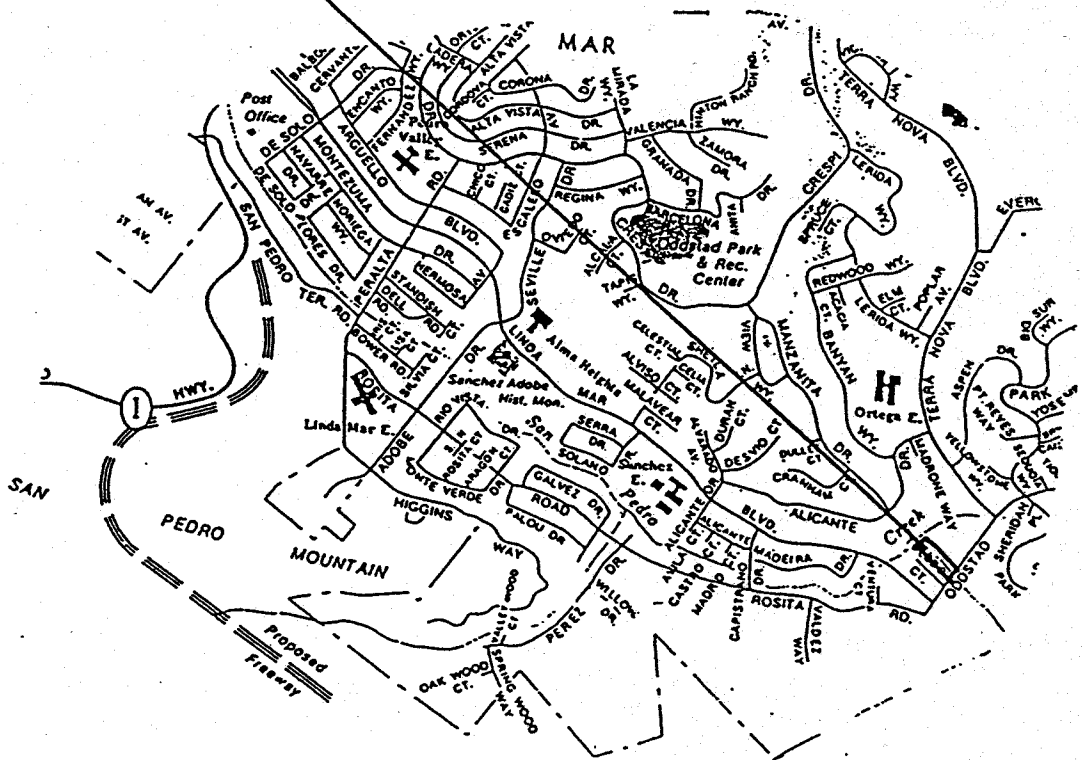
ZONING/ GENERAL PLAN DESIGNATION: C-1 / Agricultural

A.P. NUMBER: 023-593-020

This parcel is one of the last remaining agricultural areas in our urbanized community. Bordered on two sides by forks of San Pedro Creek, this flat cultivated site includes a residence fronting Oddstad Boulevard and a greenhouse immediately to the rear. The site can be viewed from the surrounding neighborhood and hillsides.



PARCEL 46



PARCEL NUMBER 47

NAME: EAST OF ST. LAWRENCE COURT

LOCATION: A steep, hilly parcel bounded by Park Pacifica Stables to the northeast, lands of the Golden Gate National Recreation Area on the east, the San Francisco watershed on the southeast, and homes along Big Bend drive and Glacier Avenue to Cape Breton on the west.

SIZE: 89 acres

ZONING/GENERAL PLAN DESIGNATION: C-R, HPD, R-1 / SPECIAL AREA

A.P. NUMBER: 022-320-180

The majority of the westward slopes have been terraced and denuded of vegetation. A system of lateral storm drains has been constructed to prevent water runoff from affecting adjacent residential neighborhoods. Vegetative cover consists of low brush, predominately on the hillsides, and natural grasses on the more level terrain along the ridgelines. The parcel's hillsides are only rarely accentuated by clusters of pine trees.

There is a private equestrian trail switchback from the Park Pacifica Stables, through the parcel to the GGNRA properties.

The western slopes are part of the North Fork of San Pedro Creek watershed lands and therefore significant in providing runoff to dilute the urban pollution to this valuable steelhead fishery.

This parcel is suited for inclusion in GGNRA lands, preserving the most used equestrian rail into the park.

PARCEL NUMBER: 48

NAME: PEDRO POINT CITY LIMITS

LOCATION: Bounded on the northeast by Olympian Way, on the southeast by Grand Avenue, on the south by unincorporated County lands, and on the west and northwest by the Pacific Ocean.

SIZE: 50 acres

GENERAL PLAN DESIGNATION: City-Open Space Residential, Prominent Ridgeline, County - General Open Space

A.P. NUMBER: 023-730-030 (partial), 023-730-040, 023-730-050, 023-730-060, 023-730-120 (partial)

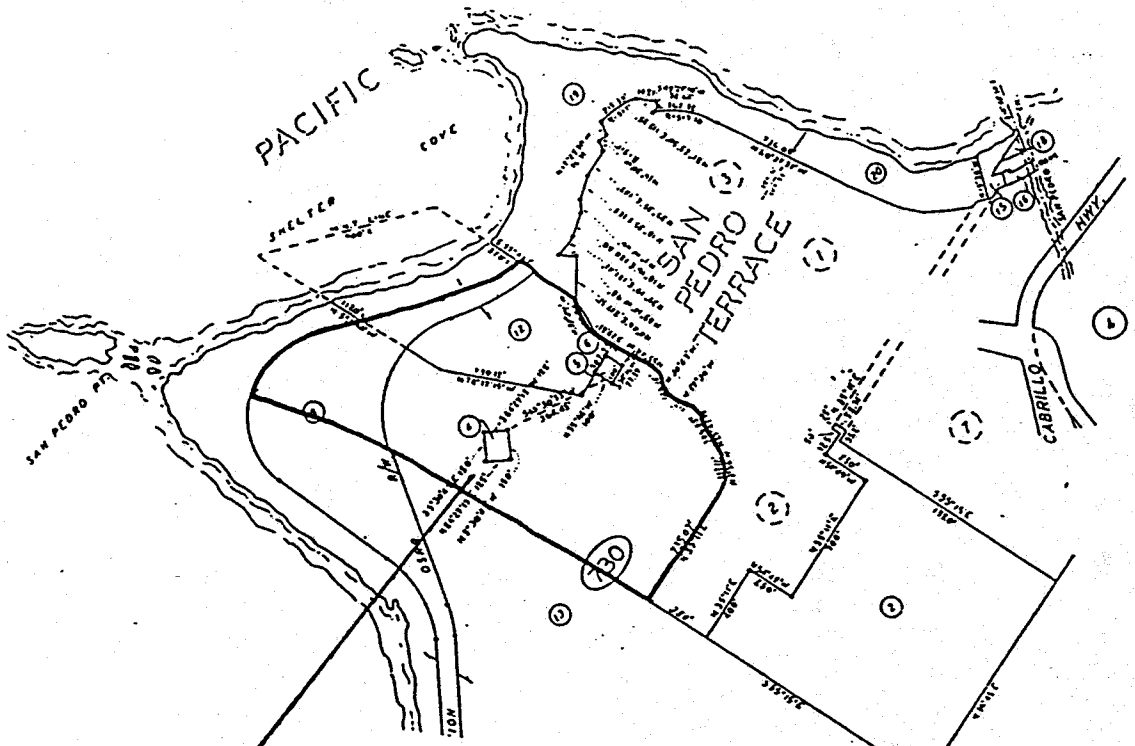
This unincorporated parcel is immediately south of the Pacifica City limits and the developed area of Pedro Point. A portion of the site is within the City's Sphere of Influence.

The area serves as a visual backdrop which defines the southern boundary of the City. The prominent ridgeline can be seen from many points north of Pacifica, from San Francisco to Marin, and panoramic views are available from the site.

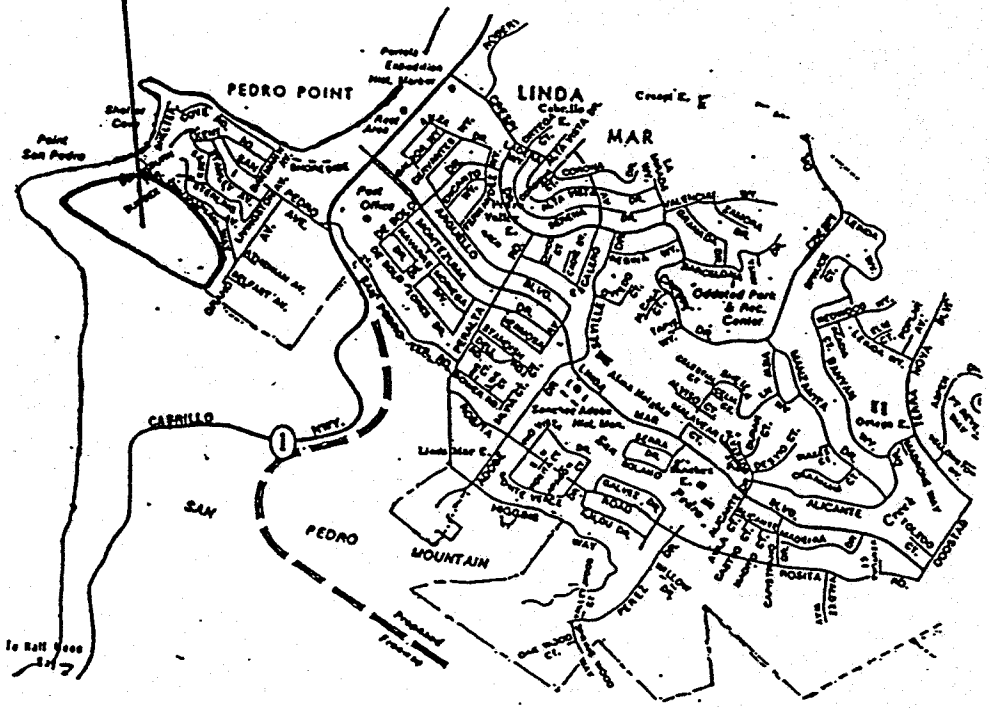
Portions of the site are heavily wooded, but the area south of the ridgeline extending to Highway 1 is severely scarred and eroded as a result of ATV uses.

This property is owned by the City of Pacifica for open space purposes.

OCEAN



PARCEL 48



PARCEL NUMBER: 49

NAME: SHAMROCK RANCH AND SAN PEDRO MOUNTAIN

LOCATION: Located within the County and partially within the City's Sphere of Influence, the parcel extends southwest from San Pedro Terrace Road to the Pacific Ocean, crossed by Highway 1.

SIZE: 286 acres

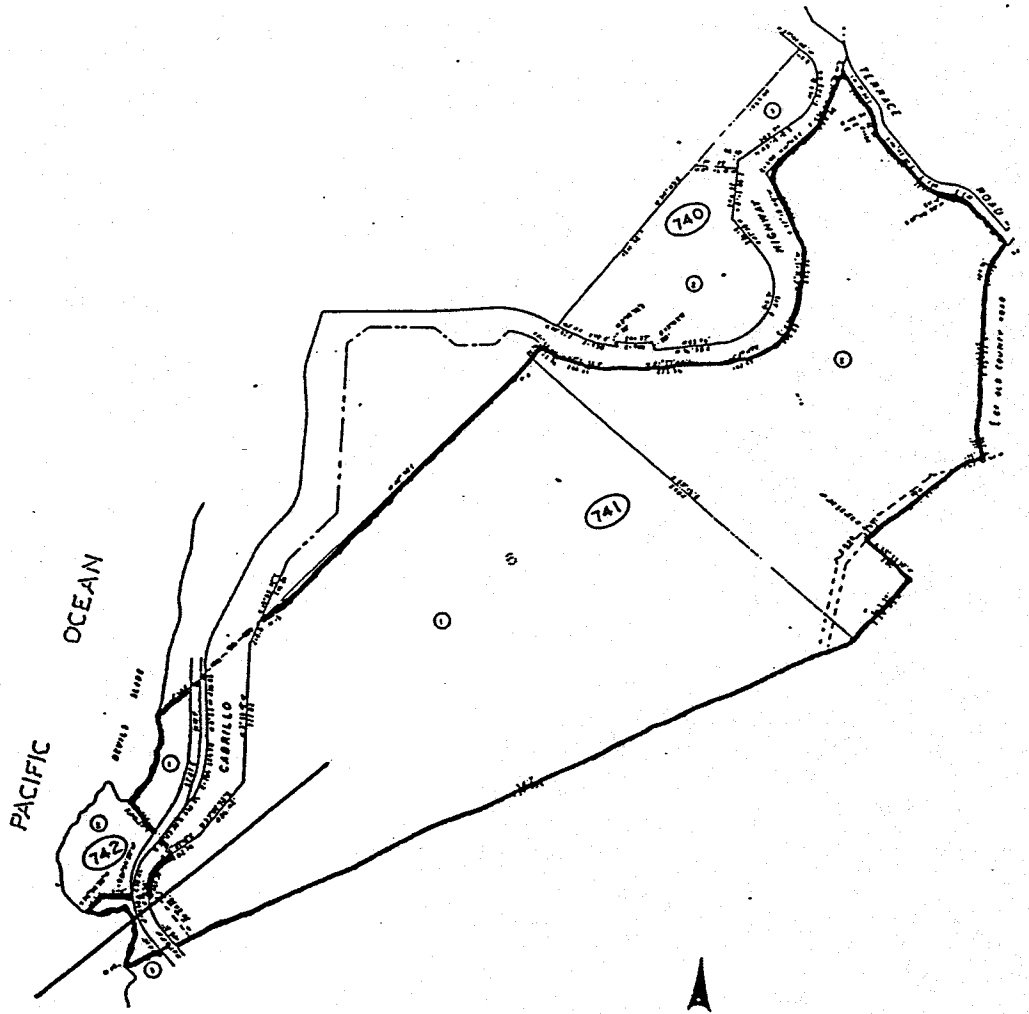
ZONING/GENERAL PLAN DESIGNATION: County - RM, PAD, CZ / General Open Space, Agricultural; City - no zoning / Open Space Residential, Prominent Ridgeline

A.P. NUMBER: 023-741-010, 023-741-020, 023-742-010, 023-742-030

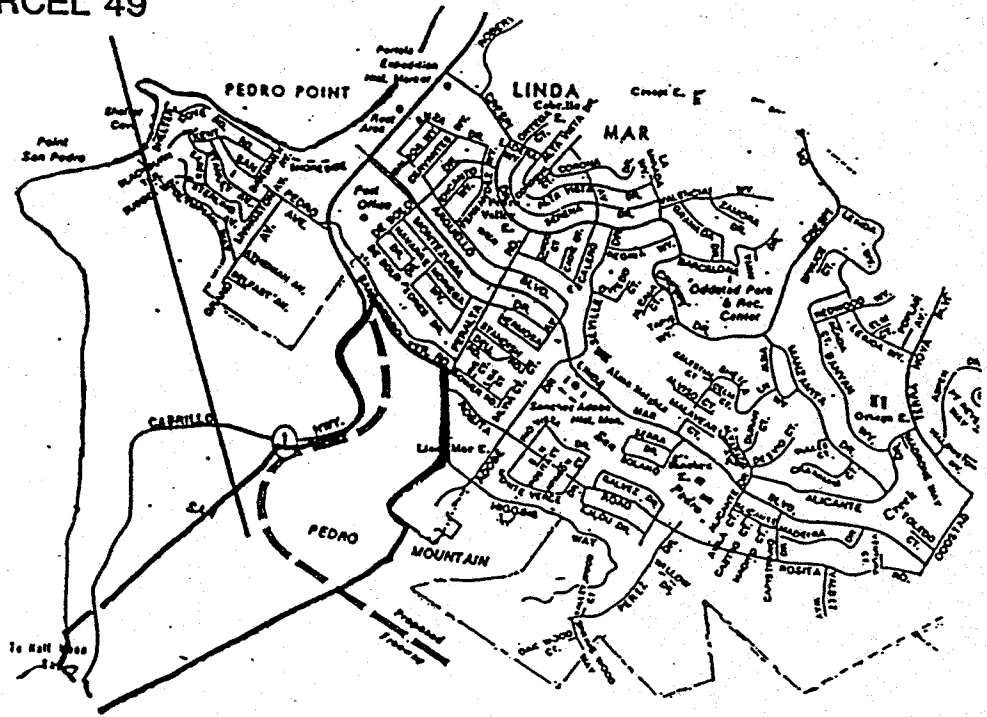
According to "Assessment of Significance, Shamrock Ranch, Pacifica, California," by James P. Delgado, October 1985, "... Shamrock Ranch is a significant property which demonstrates the continuity of a long-standing tradition of ranch activity and agrarian open space on the San Mateo County coast which dates to the Spanish-Mexican era of California history when the property was part of the Rancho San Pedro. The Ranch includes commercial activities.

Rapid suburban development and growth in the surrounding area has now hemmed in the Shamrock Ranch, highlighting its different and important character of feeling and association with rural, agricultural, and ranch activities and lifestyles. The ranching activities of the San Mateo County coastal area were part of the broad patterns of 19th century California ranching and agriculture and made significant contributions to the development of San Francisco and its surrounding coastal communities."

Shamrock Ranch supports its own ecosystem replete with native wildlife, (including mountain lion, skunk, fox, deer, rabbits, birds of prey, and water fowl to name a few), native plants and perennial bunch grasses, year-round streams supporting riparian habitat, and agricultural practices that do not adversely affect the environment. The San Pedro Mountain watershed drains through the ranch on its way to San Pedro Creek and the Pacifica Ocean.



PARCEL 49



PARCEL NUMBER: 50

NAME: END OF ADOBE DRIVE

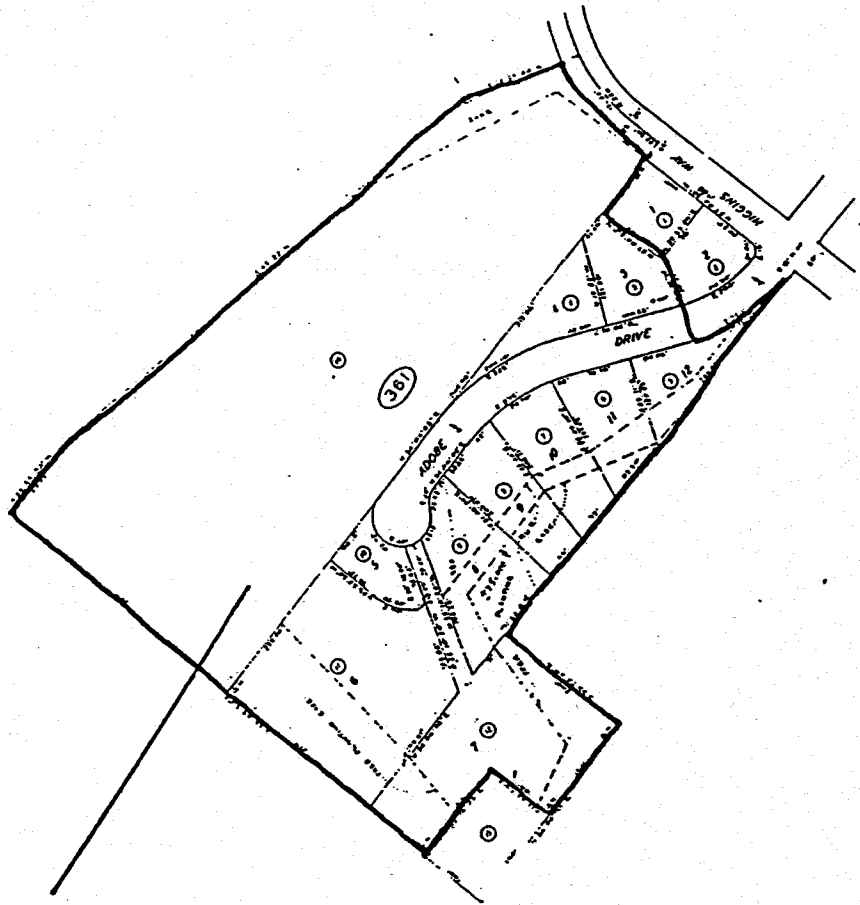
LOCATION: Southernmost end of Adobe Drive where Higgins Way crosses Adobe in the Linda Mar section of Pacifica. Bounded on the north by Linda Mar Elementary School, and on the east, south and west by unincorporated County lands.

SIZE: 12.2 acres total

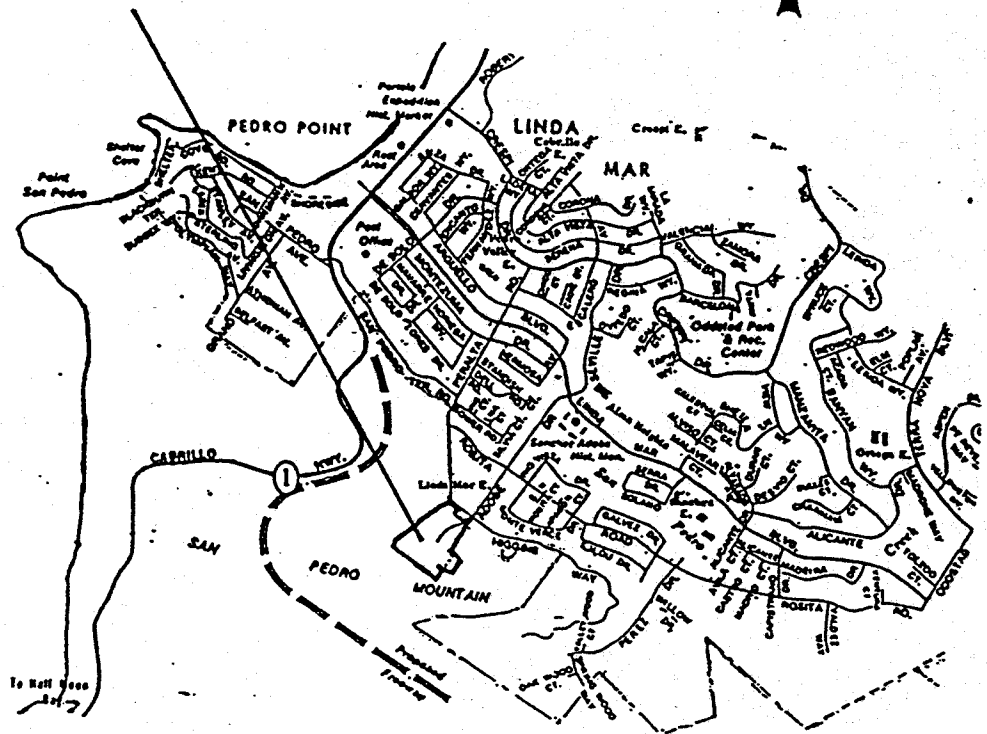
ZONING/GENERAL PLAN DESIGNATION: R-1, R-1/B-3, 4-1/B-4 / Low Density Residential, Very Low Density Residential

A.P. NUMBER: 023-361-030 to 023-361-160

This terrain ranges from gently sloping to steep. The terrain is covered with a combination of grassy, coastal scrub, and trees. The largest parcel southwest of Adobe Drive is covered with grass, coastal scrubs, and trees. The same parcel contains a tree planting easement in the southernmost portion of the parcel. The upper parcels to the south and to the east are steep and contain a stand of eucalyptus. The parcels on the east are steep. The site can be viewed from any areas in the surrounding neighborhood and hillsides.



PARCEL 50



PARCEL NUMBER: 51

NAME: MONTARA MOUNTAIN - NORTH SLOPE

LOCATION: This property is located within the City's Sphere of Influence south of the City limits.

ZONING/GENERAL PLAN DESIGNATION: City - Open Space Residential, Prominent Ridgeline; County - Public recreation, General Open Space

A. P. NUMBER: Books 36, 93

Montara Mountain rises to an elevation of 1,898 feet and can be seen from as far away as Mount Tamalpais and further north in Marin county and from any areas in Pacifica. Montara Mountain is the site where Portola saw the Farallons and realized he was farther north than Monterey Bay.

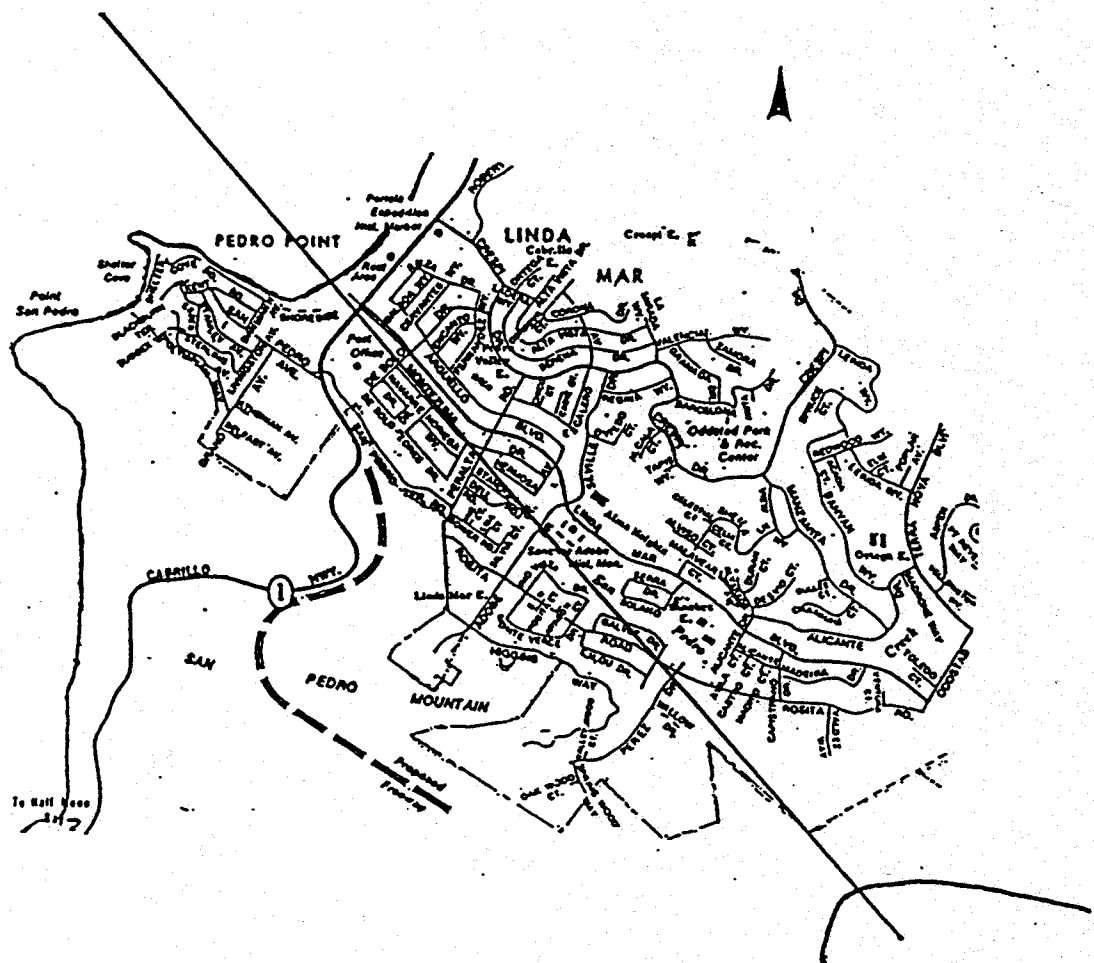
The northern slope of the mountain is undisturbed coastal scrub and is rich in native plant life, including the rare and endangered Montara manzanita and the rare Giant Golden Chinquapin. Native animal life includes but is not limited to birds of prey, bobcat, mountain lion, coyote, deer rabbits, gray fox, and skunk.

The view from the top of the mountain's north slope is of Linda Mar, Pacifica, Sweeney Ridge, and beyond to the Golden Gate Bridge. The north slope of the mountain provides an important viewshed for residents and, with Pedro Point, forms the dramatic and highly scenic backdrop to the southern city limits of Pacifica.

The slopes are steep and for the most part impassable. These slopes provide significant drainage for the San Pedro Creek watershed. The steepness of the slopes along with potential problems associated with access, geology, and hydrology present a formidable obstacle to development.

This site should therefore continue in its present undeveloped state. The mountain's proximity to San Pedro Valley County Park and McNee Ranch State park makes open space and public recreation the most appropriate use of the site. Portions of the north face are within the McNee Ranch State Park and could be connected with the San Pedro Valley County Park as a continuing trail system. Any development must preserve the open space values of the mountain.

PARCEL 51





south end of Shamrock Ranch (Parcel 49)

SIGNIFICANT LANDSCAPE FEATURES

CREEKS

Pacifica's dramatic coastal mountains and east-west ridges are interlaced with a rich pattern of creeks in the canyons and valleys. These waterways, as much as the land, are a valuable natural resource and must be protected. For thousands of years these creeks, some seasonal and some year-round, supported a wide variety of plant and animal life.

Along the coast creeks fed large coastal lagoons and surrounding marsh systems at Laguna Salada north of Mori Point and at Lake Mathilde along San Pedro Bay. These lagoons were rich sources of life where fresh water from the hills merged with ocean salt water. Native Ohlone Indians lived a peaceful life in a mild climate with abundant shellfish, salmon and small and large game. Shore birds and migratory flocks flourished in the rich wetlands environment.

This serene picture changed quickly and dramatically with the arrival of Western man. Lake Mathilde was drained, streams were dammed for agricultural irrigation and later undergrounded in pipes to be covered by subdivisions. Laguna Salada marshlands were drained for more subdivisions, and the connection of the lagoon to the ocean was severed with a seawall. Urban development led to pollution of the creeks. Much wildlife disappeared and other species were pushed to the edge of extinction.

Despite this abuse of the land and wetlands, and the determination of man to tame and reshape the environment for his purposes, nature periodically and abruptly asserts herself with ghostly reminders of the past. The owners of homes and businesses are rudely reminded that they live in ancient flood plains. The ocean breaches seawalls, restoring natural connections to coastal lagoons. Hillsides slide along natural water courses.

The natural processes involving the land and waterways persist, despite man's efforts to control those processes, resulting in devastating and costly impacts. The lessons of living wisely with the land must be learned or future generations will pay the price for our mistakes. We have an inescapable obligation to future Pacificans. We must respect and protect our water resources and restore them when possible. We must build wisely and safely. As stewards of the land, we must protect valuable native species of plants and animals before they become endangered.

Pacifica's system of creeks is important and of enough value to warrant discussion and examination. The City must develop policies and programs for protection and restoration of our creeks. The City Council and all Pacificans should play an active role in an ongoing process to maintain our water resources.

In 1988, Pacifica's creeks and their adjacent areas still provide valuable wildlife habitat worthy of preservation. Riparian areas support a remarkable abundance and diversity of flora and fauna. Permanent or semipermanent water allows a narrow corridor of broadleaf deciduous trees and their related understory. Here lush growth continues to provide shelter, food and breeding habitat for many birds and animals through dry summers.

Creek mouths can establish highly productive wetlands. Native vegetation supports invertebrates, fish and migratory birds. Cormorants, grebes, egrets, herons and ducks frequent these wetlands. Some species like the Belted Kingfisher are specific only to creeks, burrowing in the banks to nest and diving for fingerlings. Locally, Western Flycatchers and Wood Peewees, Hermit Thrushes, Chestnut-backed Chickadees, Black-headed Grosbeaks and Red-breasted Sapsuckers prefer riparian areas.

Common native riparian species include: red alder, red elderberry, creek dogwood, creek willow, common monkey flower, thimbleberry, sedges, wiregrass, water parsnip, giant chain fern, sword fern, and equisetum. Natives from the adjoining scrub are also found commonly: honeysuckle, coffeeberry, wild roses, poison oak, blackberries, creambush, ceanothus, stinging nettles, bee plant, mugwort, and manroot.

Intrusive exotics include: fennel, German and English ivy, vinca major, blue gum eucalyptus, broom, thistles, himalayaberry, pampas grass, and poison hemlock.

Local destruction or radical alteration of creeks and the associated riparian vegetation may lead to the decline and disappearance of avian and other wildlife species dependent on native creekside habitat. Additionally, extensive structural changes in the streambed can alter the chemical cues in the water and impair the ability of the anadromous steelhead to recognize the creek for spawning. Protection of creeks and native plants will ensure that the ecosystem will remain suitable for birds, fish and other wildlife dependent on the creeks.

Pacifica's creeks, the Big Inch, Milagra, Calera, Rockaway, and San Pedro have carved their pathways from the hills over the millenia, depositing sediments on the valley floors at the mouths of the waterways. Early settlers found these alluvial plains to be fertile and rich for farming. These first residents avoided building houses on the flood plains, but found the small creeks easy to dam and divert for irrigation or to culvert under roads.

BIG INCH CREEK

Big Inch, our northernmost creek, today exists only as a watershed, primarily in pipe. Early topographic maps suggest that Big Inch ran north from the slump ponds, near Skyline Boulevard and King Drive, toward the ocean just south of Mussel Rock.

MILAGRA CREEK

Milagra Creek descends northwest from Sharp Park Road through Milagra Canyon, located between Skyline Boulevard and Milagra Ridge, and reaches the ocean south of Avalon Drive. Only the section upstream of Edgemar Drive remains unimproved. The steep, impressive coastal canyon at the mouth of the creek was recently culverted and is under the Pacific Park RV Resort.

FAIRWAY CREEK

South of Gypsy Hill, Fairway Creek, dammed for agricultural use near the archery range, runs on the north edge of Salt Valley (now East Fairway Park) to feed Laguna Salada and the marsh at the south end of the Sharp Park Golf Course. Fairway Creek is an important source of fresh water to the marsh. The rare and endangered San Francisco garter snake survives in the marsh area, feeding on frogs which need a fresh water source to reproduce.

CLARENDON OUTFALL

Another small seasonal creek and drainage course runs from the area of East Sharp Park. It is in a pipe under Highway 1, emerges along the northern edge of the golf course along Clarendon Road, and goes to sea in a pipe at Sharp Park State Beach.

CALERA CREEK

Between Mori Ridge and Cattle Hill is the Vallemar neighborhood, designed with a focus on the North Fork of Calera Creek and its linear park and arboretum. Although there has been periodic, illegal dumping, many residents of Vallemar treasure Calera Creek, and any changes to the creek have been the subject of intense local debate. Much of the creek upstream runs freely, although the culvert under the Vallemar School playground occasionally gets blocked by debris and causes flooding. West of Highway 1, the creek has recut a small channel through the disturbed flatlands of the quarry to a tiny marsh remnant visited by great blue herons and egrets. Future development of the quarry flatlands could restore season wetlands through proper planning. At present, excess storm runoff travels out to the sea north of San Marlo Way through an undersized culvert. This culvert has been prone to blockages due to the intrusion of beach sand and rocks, as well as blockages from debris at its headwall at San Marlo Way and Maitland.

ROCKAWAY CREEK

The Rockaway Creek, in the Rockaway Valley between Cattle Hill and Fassler Ridge, is in a culvert under Fassler Avenue and Highway 1 and meets the ocean at the south end of West Rockaway Beach. East of Fassler, between Rockaway Beach Avenue and Ebken Street, residents have encroached on the creek with structures. Banks filled to provide larger backyards show signs of failure.

SAN PEDRO CREEK

San Pedro Creek is a perennial stream, even in drought years. Pacifica's General Plan specifically mandates the protection and enhancement of San Pedro Creek.

The San Pedro Creek watershed is a large area (8.3 square miles) bordered on the north by Fassler Ridge and Cattle Hill, on the north and east by Sweeney and Whiting Ridges, on the south by Montara and San Pedro Mountains, and on the west by the Pacific Ocean.

The creek originates at the east end of San Pedro Valley and flows northwest from San Pedro Valley County Park and Park Pacifica through approximately two miles of back yards in Linda Mar to empty into the ocean at the south end of Pacifica State Beach.

While San Pedro Creek's watershed is the largest in Pacifica, its wetland system has been drastically altered since 1900. Today nearly half of Pacifica's population is housed in this area. San Pedro Creek serves as a storm drain for the valley. Impermeable rooftops, driveways, and streets contribute to dramatically increased surface runoff from rainwater which can no longer percolate into the soil. Houses crowd the stream banks and residences built on the flood plain are vulnerable to regular flooding. Pressures of the human population threaten the integrity of the remaining riparian system.

The creek and wetland system was once much more extensive than it is today. At the mouth was a large brackish lagoon, open to the ocean during winter rains and high tides and cut off when the summer sands washed back onto the beach. Miguel Costanso, chronicler for the Portola Expedition in 1769, wrote of a "very lush little valley . . . (with) a stream of running water which sank into the ground, turning into a marsh (covered with cane grass)." Father Palou in December 1774, described two creeks running into a "lake (which) compelled us to make a detour of about half a league . . ." or 2.1 kilometers. Maps from 1835 through the 1870's show Lake Mathilde and a "sausal" dense with willows extending from the beach inland almost to the Sanchez Adobe.

At the northeast end of the creek an additional two or three miles of tributaries meandered from above the Picardo Ranch, the Coastside Corral on Cape Breton, and the top of Big Bend through what the 1838 map calls "Canada de Santa Clara" and what is now known as the North Fork. As recently as the 1960's these small streams supported Pacifica's prime nurseries and spawning grounds for steelhead trout and silver salmon. The North Fork of San Pedro Creek now runs in culverts beneath Terra Nova and Oddstad Boulevards in Park Pacifica. Fed by street wastes washed into storm drains, the North Fork is visibly polluted and no longer viable. Additional potential pollution comes from agricultural runoff and from some lower Linda Mar storm drains which also empty street wastes into the creek.

At present, the waters of San Pedro Creek's South and Middle Forks and Brooks Creek are protected inside San Pedro Valley County Park. These clear, clean streams are fed year round by springs on Montara Mountain. Here, the remaining

steelhead return to spawn. Approximately 10% of Pacifica's drinking water is drawn from the South Fork by the North Coast County Water District.

The stream leaves the park to be met by the North Fork behind the Park Pacifica Shopping Mall and the Bernardo Nursery. From the junction of the Middle and North Forks, the creek runs southwest under Linda Mar Boulevard then parallels Madeira to Capistrano. Upstream from the Capistrano bridge, several hundred yards of the creek have been channelized since the mid-1950's. At the bridge, the raised stream bed requires a fish ladder for the passage of the steelhead trout swimming upstream to spawn. Sadly, fish are often incapable of using the ladder because of its inappropriate design and scour below the bridge. Volunteers at times net and carry fish upstream past the bridge and ladder.

Downstream from the bridge, storm waters speeded by the artificially straight, and narrow channel have caused erosion threatening the Creekside Townhouses on the south bank and private residences on the north. Twenty-five foot high rock filled gabions have been placed along both sides of the stream channel where structures close to the top of the bank were threatened.

The open fields of Sanchez School, the C&M Nursery, White Field, and the Sanchez Adobe allow the creek space to readjust to a natural meander after the bank alterations around the Capistrano bridge.

Homeowners in several other places along San Pedro Creek have attempted to stabilize the banks and prevent the undercutting of structures using tires, old water heater tanks, broken concrete and many other materials. Unfortunately, these objects frequently increase erosion and are often picked up by storm waters, carried some way downstream and redeposited midchannel.

Three more small tributaries enter the main creek on its way west to the ocean. The Sanchez Fork of San Pedro Creek flows from Willowbrook Estates paralleling Perez Drive. The "Crespi Ditch" joins the creek just west of Adobe Drive, and a small tributary draining San Pedro Mountain runs through Shamrock Ranch, is culverted past Linda Mar School and enters the creek at the Peralta bridge.

Any future development in San Pedro Valley affecting either the watershed or the banks of San Pedro Creek must be considered in terms of potential damage to aquatic life, increased surface runoff and flooding, and increased erosion and sedimentation.

San Pedro Creek deserves special protection as the last of Pacifica's creeks to support a spawning and nursery ground for the anadromous steelhead trout (Salmo gairdneri gairdneri). The creek provides pleasant visual relief for valley residents, serves to clean and refresh the air, and is a wildlife corridor through densely populated San Pedro Valley. Its survival depends on informed and caring planning in the present and future. Urban effluent from the North Fork must be cleaned or rerouted. Flood control planning must reflect great sensitivity to environmental values.

RECOMMENDATIONS FOR LONG TERM PROTECTION AND ENHANCEMENT OF CITY CREEKS

The following measures are suggested for the long term protection and enhancement of the City's creeks:

1. Adopt a Citywide stream or watershed management plan to preserve the integrity and natural characteristics of the City's streams.
2. Designate streams as sensitive habitats.
3. Control bank alteration by City ordinance.
4. Post notices citing ordinance at all creek crossings.
5. Establish buffers from adjoining land uses to protect the natural state of creekside areas. Include adequate building setbacks from the top of the bank to assure that future bank alterations will be unnecessary.
6. Adopt specific flood plain standards for uses and development within the 100-year flood plain to minimize potential flood damage and public expense. Require 100-year flood plain and setback to be shown on subdivision maps to notify property owners of constraints. Valley floor uses must be compatible with periodic flooding and stream meander.
7. Evaluate and correct watershed pollution from storm drains.
8. Prohibit the dumping of pesticides, caustic cleaners, motor oil, paint, paint thinner, engine cleaners, caustic lye, and other toxic urban pollutants into gutters and storm drains which run into creeks.
9. Prohibit the use of pesticides, herbicides, and other toxic chemicals within any creek or riparian area.
10. Adopt stronger enforcement procedures with stiff fines for the dumping of trash, soil, or hazardous materials into creeks.
11. Adopt regulations specifying allowable percentages of impermeable coverage on development parcels, thus reducing the impact of development on site runoff. Ideally, post-development runoff should not exceed pre-development runoff. Hillside uses must guarantee no increase in surface runoff.
12. Require new development to control erosion and possible siltation of spawning gravels in creeks.
13. Encourage the replacement of dead or hazardous trees within the riparian corridor with native riparian species.

BEACHES AND HEADLANDS

The beaches, coastal terraces, and headlands are irreplaceable natural resources which play a very important role in "Scenic Pacifica." The coastline of Pacifica, with long stretches of beach land, small pocket beaches, high coastal terraces covered with rolling dunes in the north end of town, and large, rocky headlands plunging dramatically into the sea, is one of the most spectacular in California. The view for motorists entering Pacifica from the north along Highway 1 is unparalleled and breathtaking - a succession of high ridgelines descending to headlands which drop abruptly to the broad expanse of the ocean. There are excellent views of the beaches and headlands from many areas of the community, including our neighborhoods and hillsides. The view of the coast, as it unfolds while driving down the forested corridor of Sharp Park Road, is delightful.

In the Task Force's evaluations of open space areas, one criterion used is the quality of the views to be enjoyed of and from the sites. The headlands, along with the ridges from which they extend, are at the top of the list with respect to the view shed criterion. Each provides at least a 180° view of the coastline, some from Pedro Point to Point Reyes in Marin County. The best views related to the beaches are from on site, except when driving south along Highway 1 where Pacifica State Beach is a favorite scene from the road.

Another criterion is whether an area ties in well with other open space areas. It may tie in visually, as part of a scene, or it may tie in by providing access to another area, such as by being part of a trail network. It is more visually stimulating to look at a complete undisturbed scene than one with visible alterations caused by development. Though many parcels included in this report's inventory show disturbances in one respect or another, several are still in a relatively natural state which should be maintained. The aesthetic qualities of Pacifica's natural scenery should be preserved, allowing the headlands to complement the beaches. The headlands and beaches are also links in the planned north-south coastal trail, which will likely be heavily used.

Fortunately, few structures have been built on the sandy beaches in Pacifica. However, development has extended up to edges of the beaches in most areas of Pacifica. Nowhere is development more obtrusive and visually inappropriate than on beaches.

It is usually unwise to build on beaches near the sea. Several homes have been destroyed by the ocean and structures endangered by eroding coastal cliffs. Beaches and the coastline are constantly changing through a variety of natural processes - seasonal scouring and deposition of beach sand by the waves, episodes of violent storms, waves and high tides resulting in rapid erosion, surface runoff along cliffs that weakens and erodes the land, the action of coastal streams depositing new material on the beaches. In recent years, coastal erosion has been rapid and dramatic, requiring construction of seawalls along much of the coastline in northern Pacifica. Seawalls often result in beaches that narrow as the natural action of waves is altered and interrupted. In a very real sense, we may simply be buying time for coastal developments by

construction of seawalls. The Pacific Ocean is powerful and ultimately will win the battle with the land and man's attempts to postpone the inevitable.

Our beach and headland areas must be carefully planned for visually compatible developments maintaining view sheds and the overall natural appearance of the land, for long-term safety of structures, and for appropriate public access and use. Priority should be given to development that is coastally oriented and coastally dependent and which serves visitors. Not every inch of coastline should be commercialized, particularly in existing residential neighborhoods, nor should the coast exist strictly for private enjoyment by the fortunate few.

Providing access and maintaining the land in a condition worthy of visiting and exploring are crucial to Pacifica's success in attracting visitors (one of Pacifica's Commercial Task Force goals). To serve local and out-of-town visitors the City should ensure that access and parking for these areas will always be provided. Another City role for these areas would be to provide ongoing maintenance, such as cleanup and trail preservation and enforcement of anti-litter laws. With our close proximity to San Francisco, the condition of our landscape will leave a lasting impression on visitors from all over the world.

The coastal areas vary widely throughout Pacifica. The northern end of Pacifica, from Mussel Rock south to Sharp Park, is characterized by high cliffs that rise steeply above sandy beaches. The bluff tops have been developed except in a few locations which are covered with sand dunes and coastal vegetation. The beaches are only visible from the immediately surrounding area. Access to the beach is difficult and limited here. As a result, there is less human activity and it is possible to have a quieter beach experience here than at other beaches in Pacifica. The beaches are used for surf fishing, walking dogs and beach combing. Access here should be limited because of the difficulty of maintenance and provision of emergency services. The bluff top area along Palmetto Avenue and beach stairs provide important coastal trail links. A discussion of the major undeveloped coastal lands in this area is contained in the narratives for Parcels 1, 2 and 3.

The coastal area from the RV Park, south to Mori Point, varies from high, eroding coastal cliffs with a narrow sandy beach to a low coastal plain with a broad, dark sand beach. Almost all of this stretch of beach is protected by seawalls. Public use of the beach north of Bella Vista in West Sharp Park is limited due to difficult and limited access. South of Bella Vista, the beach widens and access is much easier.

Sharp Park State Beach is heavily used for a variety of recreational purposes, including excellent surf fishing for striped bass and fishing from the Municipal Pier. The beach in West Sharp Park was much broader just a few decades ago. Much of West Sharp Park, from the ocean to Palmetto Avenue, is built upon areas that were rolling dunes at the turn of the century. The seawall along the western edge of the Sharp Park Golf Course protects the greens and the Laguna Salada and marsh area. The seawall is critical for maintaining fresh water in the lagoon and marsh. The rare and endangered San Francisco garter snake exists in the marsh area and feeds on fresh water animals in the marsh.

The Sharp Park beach area is visible from surrounding areas. Much of the beach area here is publicly owned. For further discussion of open space in this area, see the narrative for Parcel 9.

Mori Point is the northernmost coastal headland in Pacifica. Mori Point, the seaward extension of Mori Ridge, is prominently visible from many areas in Pacifica. There is access to the southern end of Sharp Park State Beach and an area of tide pools at the northwestern edge of Mori Point. A small pocket beach at the western end of the point is accessible only to the most agile, and access to this beach should be discouraged. Mori Point is important as a habitat for rare and endangered species and as an open space and recreational resource. For a more complete discussion of Mori Point, see the narrative for Parcel 10.

The headland, cliffs and coastal ridgeline for the Rockaway Quarry are discussed in the narrative for Parcel 11. This land is important for recreational uses and as visual open space. Much of the headland has been quarried away.

The beach in West Rockaway Beach is narrow at the north end and widens at the southern end. Access is easy, but coastal erosion is a continuing problem. Redevelopment of West Rockaway Beach and the quarry lands will result in much heavier use of the beach by visitors in the future. Beach parking and beach user facilities at the south end of the neighborhood have been greatly improved by recent public improvements. Careful attention to the beach area, including two creeks which go to sea here, is required in the Specific Plan for the redevelopment area. Beach access, shoreline protection, beach parking, visitor facilities and coastal trails must be part of the planning. Further discussion of Rockaway Beach is contained in the narrative for Parcel 23.

At the north end of West Rockaway Beach, the rocky headland has a benched area where the Ocean Shore Railroad ran. Rockaway Headland brackets the southern end of Rockaway Beach. This beautiful headland is an important open space and recreational resource. It divides Rockaway Beach from San Pedro Bay. A thorough discussion of the headland is contained in the narrative for Parcel 24.

Pacifica State Beach on San Pedro Bay is the most visible beach from the highway. It is a beautiful, broad crescent-shaped beach that is heavily used and is home to a variety of residential, commercial and recreational uses. The beach extends from the Rockaway Headland on the north, to the old Ocean Shore Railroad berm at the south end. A master plan for Pacifica State Beach is currently being developed. Special attention must be paid to the mouth of San Pedro Creek on this beach and to the fragile marsh at the north end of the beach. For more information on this beach, see the narratives for Parcels 30 and 34.

The beach at Shelter Cove is designated as a "Special Area" in the General Plan. A complete discussion of Shelter Cove Beach is contained in the narrative for Parcel 33. This beautiful little beach framed at the northern and southern ends by prominent off-shore rock formations has very difficult access. The beach is only visible from the Pedro Point area, and many Pacificans are unaware of the existence of the beach and residential cottages.

Pedro Point is a large beautiful headland that visually defines the southern City limits. This residential and commercial area is discussed in the narrative for Parcel 48.

Members of the Open Space Task Force concluded that the beaches, coastal terraces, and headlands are some of the most important open spaces in Pacifica. They deserve special attention for preservation and careful planning.

HILLSIDES

"Drive a few miles south of San Francisco on Highway 1 to where the road swings over a ridge to the ocean and you get a sudden view of one of the most sensational panoramas in the Bay Area - a long sweeping coastline where white surf meets rocky headlands and three successive ridges plunge westward into the Pacific. Strung along the coastline between the ridges are the several communities that together constitute the City of Pacifica." (Harold Gilliam, S. F. Chronicle, May 6, 1984.)

Pacificans recognize and value the "sensational panorama" noted by Mr. Gilliam. The spectacular natural setting of hills, headlands, and the ocean is an integral part of the lives of Pacificans. It is one of the chief reasons why people choose to live here and makes Pacifica a desirable tourist destination.

Apart from the vast expanse of the Pacific Ocean, the dominant feature of the Pacifica landscape is the dramatic network of coastal mountains, hills, and headlands. The undeveloped hillsides provide visual relief from the congestion of urban development and, together with the Pacific Ocean, providing a scenic corridor through Highway 1. Although the Pacific Ocean is an important part of the scenic aspect of Highway 1, Pacifica's open hillsides are no less important.

Pacifica's network of open ridgelines and hillsides should be viewed as a single open space "unit" for purposes of land use and recreational planning and open space protection. In the past, consideration of the network of north-south coastal mountains and east-west ridges connecting to the ocean was often arbitrarily divided for planning purposes into separate neighborhood areas. Inappropriate development of individual hillside areas will blur and diminish the visual definition of the "whole" of Pacifica's dominant natural open space setting of hills.

The network of Pacifica's hills exists like the veins of a leaf, the architectural structure of the land, and should be considered as a single system. Such a refocusing of planning perspective is necessary to maintain the visual open space setting of Pacifica where the land forms dominate the man-made environment and to take full and best advantage of the recreational potential of the hills.

The major hillsides in Pacifica include Milagra Ridge, Gypsy Hill, Sweeney Ridge, Mori Ridge, Cattle Hill, and the northern slopes of San Pedro Mountain on Pedro Point. These hillsides are largely undeveloped and constitute the major areas of open land in the city. All of these areas except Milagra Ridge and Gypsy Hill are designated as Prominent Ridgelines in the City's General Plan, and all are in private ownership except Sweeney Ridge and Milagra Ridge Park, which are part of the Golden Gate National Recreation Area.

It is without question that Pacifica's open hillsides are a valuable resource, one that is worth preserving. There are a variety of reasons that such preservation should be encouraged. A few of these are discussed below.

Neighborhood separation - The open hillsides separate and define Pacifica's neighborhoods. The individual character of the neighborhoods would be changed if development were allowed to cover the hillsides separating them.

Geotechnical safety - Overdevelopment of the hillsides could result in increased risks of erosion and runoff which could negatively impact nearby existing development. Increased erosion and altered runoff patterns could also impact the City's creeks which serve as drainage courses for hillsides and neighborhoods and a natural habitat for wildlife, including the spawning grounds for steelhead trout in San Pedro Creek. Landslides similar to the ones experienced during the 1982-83 storms could threaten new as well as existing development.

Habitat value - Pacifica's hillsides provide habitat for a wide variety of flora and fauna including native and rare and endangered species. Hillside development would further reduce the area of such habitat, thereby diminishing the sense of "nearness to nature" which Pacificans enjoy.

Recreation - The hillsides provide the opportunity for recreational activities, such as hiking, picnicking, wildlife observation, wildflower study, ocean viewing, and quiet contemplation.

Visual relief - The view of Pacifica's open hillsides provides both residents and visitors with visual relief from nearby congested areas. The hillsides help to break the monotonous regimentation of megalopolis, and provide a sense of remoteness from the sometimes hectic worlds of San Francisco and Silicon Valley.

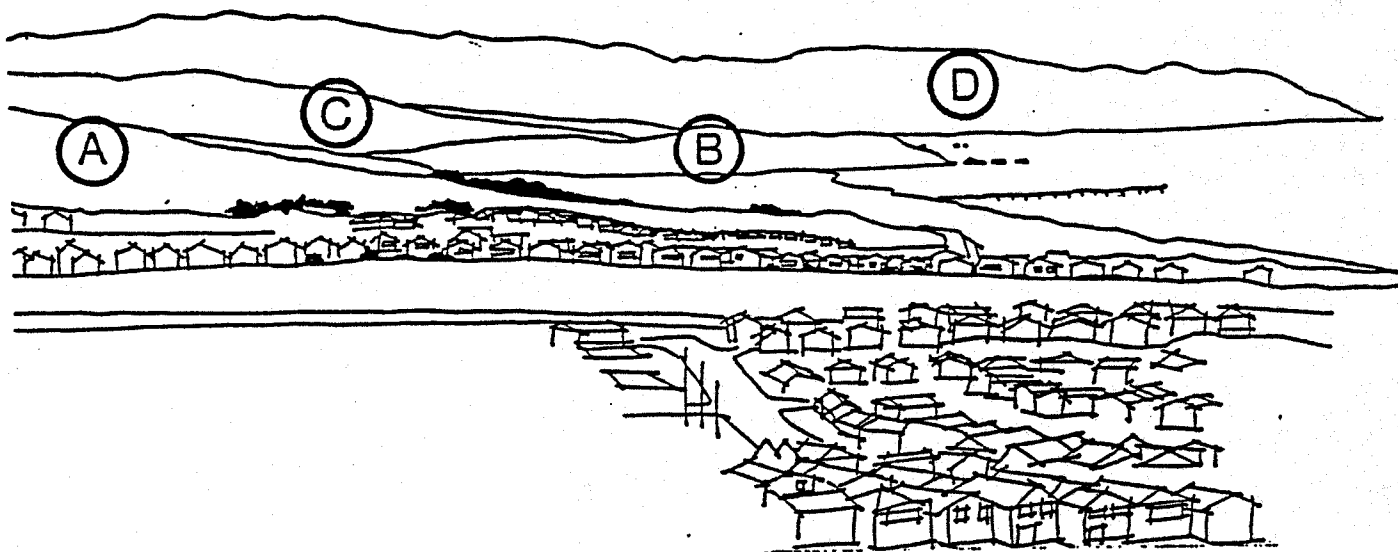
Aesthetic value - Many people find Pacifica's open hillsides beautiful, and believe such beauty would be diminished or destroyed by inappropriate development. The hillsides also contribute to the scenic aspect of Highway 1, which is designated a "scenic highway."

Ease of maintenance - Pacifica's hillsides require little, if any, maintenance. Development of the hillsides would place additional demands on the City's infrastructure and would tend to "stretch out" City services.

Sense of place - This is one of the more intangible values of Pacifica's hillsides. A "sense of place" is a feeling people have that a given location is unique or special, with its own identity. Pacifica has that special quality of a "sense of place". Many people feel that Pacifica is a semi-rural community rather than a typical sprawling suburb. The two primary physical factors which contribute to this feeling are the ocean and the open hillsides. Unlike many other communities, urban development has not overwhelmed the natural setting. With few exceptions, nature still dominates the man-made environment. Development has been nestled into the coastal valleys and on the lower slopes of the hillsides. Pacificans take pride not only in the beauty and solace which the open hillsides provide, but also in knowing that "nature" has not been expunged from the city in favor of indiscriminate development. Pacificans also believe the City's open spaces, particularly its hillsides, present a positive image to visitors, and many believe the City will benefit by cultivating and nurturing this image.

Quality of life - The combination of the above values contributes to the quality of life enjoyed by Pacificans. Very few suburban communities have demonstrated the wisdom and restraint to preserve their natural environment and subordinate development to the natural features. Preservation of the City's hillside open space is, to a certain degree, preservation of the quality of life in Pacifica.

Because the majority of the remaining open space in Pacifica is located on hillsides, an understanding and appreciation of the value of preserving hillside open spaces is essential. Although the best way to gain such an understanding and appreciation is to visit the hillsides, the preceding discussion and the parcel narratives attempt to convey some of the special qualities of each of Pacifica's major hillsides.



Perhaps the most dramatic vista from the Coast Highway is the view of Pacifica from its northern boundary with Daly City. From this vantage point the entire City unfolds. It is from this vantage also that the importance of the undeveloped ridges like Milagra, Mori Point and Pedro Point can be understood. These natural features provide a definition to the various areas of the City which would be lost through extensive development; they provide a contrast to residential and commercial development in the valley areas.

From this vantage point A) Milagra, B) Mori Point, C) Cattle Hill, and D) Pedro Point are clearly visible. Development of any of these ridgeline areas should be carefully planned to preserve the most visible open areas and ridge profiles.*

*The above sketch and narrative are taken from the Community Design Element of the 1980 General Plan Background Report.

PACIFICA FLORA

by
Shirley Drye
and
Margaret Goodale

Pacifica embraces five well-defined California plant communities: the Coastal Strand, the Fresh Water Marsh, Streambank Vegetation, Northern Coastal Scrub, and Coastal Prairie or Grassland. In these five communities, all six of the largest plant families native to the State of California are represented: Compositae (sunflower family), Gramineae (grass family), Leguminosae (pea family), Scrophulariaceae (figwort family), Cruciferae (mustard family), and Cyperaceae (sedge family).

Pacifica enjoys a Mediterranean climate, which is characterized by three times as much rainfall in the wettest winter month as in the driest summer month and with average temperatures in the coolest month between 32 and 64 degrees F. Pacifica has what may be called a cool summer Mediterranean climate, which is characterized by low average summer temperatures. Coastal areas, such as Pacifica, have relatively uniform temperatures with an average monthly range of less than 15 degrees.

The rainy season begins in October and continues through April and sometimes later. There is usually no rain in June, July, August, and September with coastal fog common during the summer months.

COASTAL STRAND

The Coastal Strand is the first terrestrial plant community encountered above the high tide line. It consists of the vegetation of sandy beaches and coastal sand dunes like those along the entire length of Pacifica's western boundary. This vegetation is not generally subject to inundation at high tides. The Coastal Strand in Pacifica consists of short stretches of sandy beaches (Sharp Park State Beach, Rockaway Beach and Pacifica State Beach in San Pedro Valley) interrupted by sheer cliffs and bluffs. Small areas of sand dunes still exist where extensive sand dunes once occurred. Most of these remaining dunes are relatively stable now and shift little with the wind.

The climate of the Coastal Strand plant community is variable. Extensive fogs occur at times during the summer and winter. The growing season is very long, more than 350 days. Daily and seasonal temperature fluctuations are relatively small due to the tempering effect of the ocean. Summers are cool and winters relatively warm.

In spite of this relatively mild climate, the environment of the Coastal Strand plant community is a harsh one, which may explain why so few plant species occur in this community. Most of the year these plants are subjected to strong winds, as well as seasonal high tides, which carry salts that are deposited on both plants and soil. As might be expected, the sand occupied by these plants has a high concentration of sea salts.

Coastal Strand plants exhibit a notable resistance to both salt and wind. This community is frequently succulent and may have enough salt concentrated in its tissues to taste salty. This succulence may be an adaptation to dry periods of the Coastal Strand, and it may enable these plants to take in water whose salt content would dehydrate most nonsucculent plants of other communities.

Although taxonomically unrelated, many of the plant species of the Coastal Strand share similar characteristics, which are probably adaptive. The often grayish foliage, an adaptation to daytime heat, undoubtedly serves to reflect heat from the plant, which in turn reduces internal tissue temperature. The great difficulty seedlings have in becoming established in the continually shifting and generally inhospitable sands is mitigated by a prostrate posture and creeping stems which hug the sand. Such stems may produce roots at the nodes and in time form large colonies.

Common plants in the Coastal Strand community are *Ambrosia Chamissonis*, the Silver Beachweed of the Compositae; various species of the saltbush genus *Atriplex* (Chenopodiaceae); various lupines such as the beautiful Bush Lupine (*Lupinus arboreus*, Leguminosae); the fragrant yellow verbena (*Abronia latifolia*, Nyctaginaceae); Beach Primrose (*Oenothera cheiranthifolia*, Onagraceae); and the attractive Beach Morning Glory (*Convolvulus soldanella*, Convolvulaceae). Also present are the introduced succulent ice plants (*Mesembryanthemum edule* and *Mesembryanthemum chilense*, Aizoaceae) and Sea Rocket (*Cakile maritima*, Cruciferae). All these members of the Coastal Strand community are widespread in Pacifica, and most of them occur only in this distinctive plant community.

FRESH WATER MARSH

A few small Fresh Water Marshes occur in Pacifica: a depression in Pacifica State Beach and a seasonal marsh on the property located at the intersection of Crespi Drive and Highway 1 on the east side; between the base of Mori Point and the Sharp Park Golf Course; Calera Creek in the quarry area; the south meadow of Sweeney Ridge; and a few roadside drainage ditches and low depressions which contain seasonal marshes.

Wherever there is standing or very sluggishly moving shallow water, a Fresh Water Marsh plant community usually exists. Floristically, this plant community is a relatively simple one whose main components are various species of cattails (*Typha* spp., Typhaceae), bulrush or tule (*Scirpus* spp., Cyperaceae), sedges (*Carex* and *Cyperus* spp., Cyperaceae), and Wiregrass (*Juncus* spp., Juncaceae). These characteristic plants are monocots with a superficial grasslike appearance. They are all perennials and possess excellent means of vegetative propagation. Also present: leafy Pacific Silverweed (*Polentilla egedii* var. *grandis*, Rosaceae), Cut-leaf Water Parsnip (*Berula erecta*,

Umbelliferae), and the introduced Brass Buttons (*Cotula coronopifolia*, Compositae), Watercress (*Nasturtium officinale*, Cruciferae), and Willow Weed (*Polygonum lapathifolium*, Polygonaceae).

STREAMBANK VEGETATION

The flora of Pacifica's small intermittent streams do not vary conspicuously from the adjacent slopes. Our larger perennial or nearly perennial streams support an overstory of Red Alders (*Alnus oregona*, Betulaceae), Creek Willows (*Salix lasiolepis*, Salicaceae), Red Elderberry (*Sambucus callicarpa*, Caprifoliaceae), and Creek Dogwood (*Cornus californica*, Cornaceae). Native understory plants commonly include Common Monkey Flower (*Mimulus guttatus*, Scrophularaceae), Western Chain Fern (*Woodwardia fimbriata*, Polypodiaceae), Cut-leaf Water Parsnip (*Berula erecta*, Umbelliferae), the sedges (*Carex* and *Cyperus* spp.), and horsetails (*Equisetum* spp., Equisetaceae).

GRASSLAND/COASTAL PRAIRIE

The Grassland is immediately inland from the Coastal Strand plant community and intergrades with the Coastal Scrub.

Grasslands occupy the tops of many of Pacifica's ridges. Most, such as the crests of Sweeney Ridge and Cattle Hill, have been grazed by cattle and horses. Some of the "balds" on coastal hills represent the Coastal Prairie plant community, an alternative name for Grassland.

Coastal Prairie areas are naturally treeless and occur in temperate and relatively well-watered areas. Typical plants of the Coastal Prairie are perennial grasses of Gramineae belonging to genera such as *Festuca*, *Danthonia*, *Calamagrostis*, *Deschampsia*, and others. Bracken Fern (*Pteridium aquilinum*, Pteridaceae) also is a common inhabitant of this area. Monocots such as *Brodiaea pulchella* (Amaryllidaceae), Douglas Iris (*Iris douglasiana*, Iridaceae - in blue and white forms), and Blue-eyed Grass (*Sisyrinchium bellum*, Iridaceae), add a colorful display of flowers in late spring months. Also present are California Buttercup (*Ranunculus californicus*, Ranunculaceae), two lupines (*Lupinus variicolor* and *Lupinus formosus*, Leguminosae), the peculiar prostrate Yellow Mats (*Sanicula arctopoides*, Umbelliferae) and a few other members of the Compositae.

According to Robert Orndoff in his Introduction to California Plant Life, "The soils of Coastal Prairie areas are typical prairie soils similar to those found in the grasslands of the American Midwest, indicating that these coastal areas have been occupied by prairie for hundreds of years or more and are not of recent origin. For this reason, Coastal Prairie can be considered to be a climax plant community in California."

NORTHERN COASTAL SCRUB

In Pacifica, the Coastal Scrub intergrades with the Grasslands. Like the Coastal Prairie, this community is dominated by the maritime climate. Deep rooted and characterized by leaves that are small, leathery, softly hairy, or

silvery grey green, these plants must conserve water to survive without rainfall through the summer season.

On coastal bluffs, scrub species are wind pruned and hug the ground. Slightly inland on the coastal hills and often the tops of windswept summits, the characteristic shrubs rarely reach over six feet tall. The specific plants and the density of the shrubby brush varies with the exposure on north or south facing hillsides and with the depth and slope of canyons. The growth is often dense and difficult to penetrate, as in the Vallemar canyons and on north facing slopes.

Characteristic native shrubs of the Coastal Scrub are: Coyote Brush (*Baccharis pilularis* var. *consanguinea*, Compositae); Hazelnut (*Corylus californica*, Corylaceae); Cream Bush or Ocean Spray (*Holodiscus discolor*, Rosaceae); the aromatic California Sagebrush (*Artemisia californica*, Compositae); and California Wild Lilac (*Ceanothus thyrsifolia*, Rhamaceae). Also conspicuous are the Seaside Woolly Sunflower or Lizardtail (*Eriophyllum staechadifolium*, Compositae); Coastal Eriogonum (*Eriogonum latifolium*, Polygonaceae); and Sticky Monkey Flower (*Mimulus aurantiacus*, Scrophulariaceae). A few of the herbs present include the large Cow Parsnip (*Heracleum maximum*, Umbelliferae); Pearly Everlasting (*Anaphalis margaritacea*, Compositae); and Seaside Daisy (*Erigeron glaucus*, Compositae).

References:

Introduction to California Plant Life by Robert Ornduff, University of California Press, Berkeley and Los Angeles, California, 1974

Flora of the Santa Cruz Mountains of California: A Manual of the Vascular Plants, by John Hunter Thomas, Stanford University Press, Stanford, California, 1961

BIRDS OF PACIFICA STATE BEACH

Submitted to OSTF by Wanda Belland

PELAGIC (ocean going birds)

Brown Pelican
Shearwater
Petrel
Common Loon
Western Grebe
Brandt's Cormorant
Double-crested Cormorant
Pelagic Cormorant
Surf Scoter
White-winged Scoter
Northern Phalarope
Caspian Tern
Forester's Tern
Pigeon Guillemot
Common Murre

SHORE BIRDS AND GULLS

Black-bellied Plover
Black Oystercatcher
Snowy Plover
Killdeer
Long-billed Curlew
Marbled Godwit
Spotted Sandpiper
Willet
Wandering Tattler
Yellowlegs
Dowitcher
Surfbird
Ruddy Turnstone
Black Turnstone
Sanderling
Western Gull
Herring Gull
California Gull
Ring-billed Gull
Heermans Gull
Bonaparte's Gull

UPPER BEACH AREAS

Red-tailed Hawk
American Kestrel
Great Blue Heron
Snowy Egret
Cattle Egret
Mourning Dove
Belted Kingfisher
Black Phoebe
Say's Phoebe
Barn Swallow
Violet Green Swallow
Crow
Marsh Wren
Mockingbird
Robin
Water Pipit
Loggerhead Shrike
Starling
House Sparrow
Meadowlark
Red-winged Blackbird
Brewer's Blackbird
House Finch
Pine Siskin
American Goldfinch
Lesser Goldfinch
Brown Towhee
Savannah Sparrow
White-crowned Sparrow
Golden-crowned Sparrow

ADDITIONAL PACIFICA BIRDS (Including Rarities)

Compiled by Scott Smithson

Arctic Loon
Red-throated Loon
Clark's Grebe
Horned Grebe
Eared Grebe
Pied-billed Grebe
Sooty Shearwater
Black-vented Shearwater*
Fork-tailed Storm Petrel*
American Bittern
Black-crowned Night Heron
Great Egret
Canada Goose
Mallard
Green-winged Teal
Shoveler
Gadwall
American Wigeon
Northern Pintail
Cinnamon Teal
Ruddy Duck
Lesser Scaup
Black Scoter*
Common Goldeneye*
Bufflehead
Red-breasted Merganser
Virginia's Rail
American Coot
Whimbrel
Greater Yellowlegs
Red-necked Phalarope
Mew Gull
Glaucous-winged Gull
Elegant Tern
Turkey Vulture
Golden Eagle*
Cooper's Hawk
Sharp-shinned Hawk
Red-shouldered Hawk
Peregrin Falcon*
Osprey*
California Quail
Band-tailed Pigeon
Rock Dove
Mourning Dove
Great-horned Owl
Barn Owl

Downy Woodpecker
Nuttall's Woodpecker*
Olive-sided Flycatcher
Western Wood Pewee
Western Flycatcher
Tree Swallow
Northern Rough-winged Swallow
Cliff Swallow
Scrub Jay
Steller's Jay
American Crow*
Common Raven
Wrentit
Chestnut-backed Chickadee
Common Bushtit
Brown Creeper
Red-breasted Nuthatch
Pygmy Nuthatch
House Wren*
Winter Wren
Bewick's Wren
Golden-crowned Kinglet
Ruby-crowned Kinglet
Swainson's Thrush
Hermit Thrush
Varied Thrush
American Robin
Northern Mockingbird
California Thrasher
Cedar Waxwing
Eurasian Starling
Hutton's Vireo
Solitary Vireo
Warbling Vireo
Orange-crowned Warbler
Yellow-rumped Warbler
Black-throated Gray Warbler
Hermit Warbler
Townsend's Warbler
Yellow Warbler
MacGillivray's Warbler
Wilson's Warbler
Common Yellowthroat
Black-headed Grosbeak
Lazuli Bunting
Rufous-sided Towhee
Fox Sparrow

Northern Saw-whet Owl*
Common Poorwill*
White-throated Swift*
Anna's Hummingbird
Allen's Hummingbird
Rufous Hummingbird
Northern Flicker
Red-breasted Sapsucker
Hairy Woodpecker

Lincoln's Sparrow*
Dark-eyed Junco
Tricolored Blackbird*
Brown-headed Cowbird
Northern Oriole
Hooded Oriole
Western Tanager
Purple Finch
Evening Grosbeak

Accidentals (One or Two Records)

Red-footed Booby
Mountain Plover
Red Phalarope
Parasitic Jaeger
Short-eared Owl
Ancient Murrelet
Ferruginous Hawk
Lesser Nighthawk
Vaux's Swift
Red-eyed Vireo
Mountain Bluebird

Tennessee Warbler
Nashville Warbler
Black and White Warbler
Yellow-throated Warbler
Palm Warbler
Rose-breasted Grosbeak
White-throated Sparrow
Yellow-headed Blackbird
Common Grackle
Red Crossbill
Fox Sparrow (eastern race)

*Sporadic sightings - fairly rare

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This report was prepared by
The Pacifica Open Space Task Force
With assistance from:

John Northmore Roberts & Associates,
Landscape Architects; Berkeley, California
John N. Roberts, Principal
Michael Ludwig, Associate

and

Charles M. McCulloch,
Landscape Architect; Berkeley, California
Charles M. McCulloch, Principal

2nd Edition Revisions Prepared by
The Pacifica Open Space Committee

